

2013-002582

Klamath County, Oregon



00132518201300025820030030

03/11/2013 09:12:07 AM

Fee: \$47.00

WARRANTY DEED

Comment on statutory warranty deed: The statutory warranty deed carries a covenant of seisin, a covenant of right to convey, a covenant against encumbrances and a covenant of general warranty. It passes the entire purported interest of the grantor at the date of deed and any after acquired title of the grantor, and the grantor is estopped from asserting less interest at the date of the deed than that purported in the deed.

~~After recording return to:~~

5746 Delaware Avenue

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC.
590 W. LAMBERT RD.
BREA, CA 92821

Until a change is requested, all tax statements shall be sent to the following address:

[SAME AS ABOVE]

STATUTORY WARRANTY DEED

Kip R. Guerrero, an unmarried man who acquired title as Kip R. Guerrero Grantor, conveys and warrants Kip R. Guerrero, an unmarried man Grantee, the following described real property free of encumbrances except as specifically set forth herein:

5746 Delaware Avenue; Klamath Falls, OR 97603

This property is free of encumbrances, EXCEPT: [If there are to be exceptions to the covenants, here insert such exceptions.]

The true consideration for this conveyance is \$0.00. [Here comply with requirements of ORS 93.030.]

APN: 3909-002 PD-08000-000
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. [This text is required by ORS 93.040.]

Dated this 23 day of FEB 2013, _____.

Kip R. Guerrero

Kip R. Guerrero

State of OREGON

County of KLAMATH

This instrument was acknowledged before me on FEB 23 2013

by KIP R GUERRERO

Rhonda J Young
Notary Public (signature)

RHONDA J YOUNG

Notary Public (printed name)

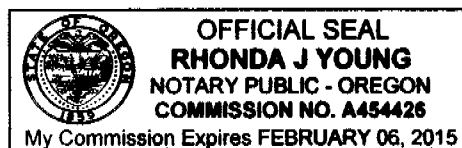


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

LOT 63 OF CLOVERDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE SOUTH 90 FEET THEREOF.

Parcel ID: 3909-002DD-08000-000

Commonly known as 5746 Delaware Avenue, Klamath Falls, OR 97603
However, by showing this address no additional coverage is provided