

Q MTC 96976

Western Title & Escrow

Order Number: 73891

2013-004476

Klamath County, Oregon

04/26/2013 03:44:45 PM

Fee: \$42.00

<b>Grantor</b>
Emily Rose 215 SE 102nd Ave., Ste. 300 Portland, OR 97216
<b>Grantee</b>
Brenda Zamora Alonso 3121 Laverne Ave. Klamath Falls, OR 97603
Until a change is requested, all tax statements shall be sent to the following address:
Brenda Zamora Alonso 3121 Laverne Ave. Klamath Falls, OR 97603

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Emily Rose Grantor** conveys and warrants to **Brenda Zamora Alonso, Grantee** the following described real property free of encumbrances except as specifically set forth herein:

**See Exhibit "A", attached here to and made apart here of**

Account: 543102, 543111, 543120

Map & Tax Lot: 3909-010BD, 02800-000 / 02900-000 / 03000-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$15,320.00**. (Here comply with requirements of ORS 93.030.)

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Executed this 25 day of April, 2013

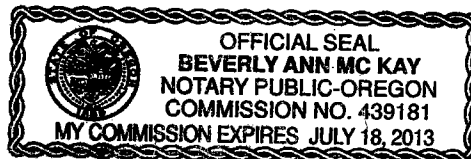
  
Emily Rose

State of **Oregon**, County of **Deschutes** ) ss.

This instrument was acknowledged before me on this 25 day of April, 2013 by **Emily Rose**

  
Notary Public for the State of Oregon

My commission expires: 7-18-13



42 AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

The South 110 feet of Lot 9 in Block 3 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. RESERVING THEREFROM the East 20 feet of the South 110 feet of Lot 9, Block 3 of THIRD ADDITION TO ALTAMONT ACRES, an easement for driveway purposes.

**Parcel 2:**

The North 20 feet of the South 130 feet of Lot 9 in Block 3 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

**Parcel 3:**

Lot 9 in Block 3, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM the South 130 feet thereof, together with an easement for driveway purposes over the East 20 feet of the South 110 feet of Lot 9 in Block 3 of THIRD ADDITION TO ALTAMONT ACRES, Klamath County, Oregon.