

1st
2080038-
LW

2013-004655
Klamath County, Oregon
05/02/2013 08:53:45 AM
Fee: \$47.00



THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:
Roxana Lesses
1707 Winner Circle
Tarpon Springs, FL 34689

Until a change is requested all tax
statements shall be sent to the
following address:
Roxana Lesses
1707 Winner Circle
Tarpon Springs, FL 34689

File No.: 7021-2080038 (LW)
Date: April 26, 2013

STATUTORY WARRANTY DEED

Henry V. Lopez and Helaine V. Reich-Lopez, Co-Trustees, the Lopez Family Trust, dated March 17, 2006, Grantor, conveys and warrants to **Roxana Lesses**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 12 in Block 4, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$7,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.-

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.

Dated this 30th day of April, 2013.

Henry V. Lopez and Helaine V. Reich-Lopez,
Co-Trustees, the Lopez Family Trust

Henry V. Lopez Trustee
Henry V. Lopez, Trustee

Helaine V. Reich-Lopez Trustee
Helaine V. Reich-Lopez, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by as of Henry V. Lopez and Helaine V. Reich-Lopez, Co-Trustees, the Lopez Family Trust, on behalf of
the .

" SEE CA. " " "
Acknowledgment

Notary Public for Oregon CA.
My commission expires: March 3, 2015

California Acknowledgment Form

State of California }
County of Fresno } ss.

On 4-30-13 before me, Susan M. Miller, Notary Public,

personally appeared Henry V. Lopez & Helaine V. Reich-Lopez

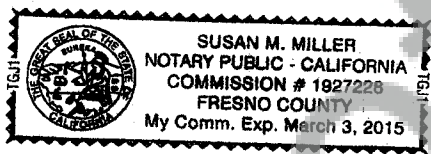
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Seal

Susan M. Miller
Signature of Notary



Notes

Please provide information about the document that this form is attached to.
This is not required under California State notary public law.

Statutory Warranty Deed