



**2013-007102**  
**Klamath County, Oregon**  
 06/21/2013 12:46:31 PM  
 Fee: \$42.00

After recording return to:  
 DENNIS W. CHAPMAN  
 5556 VILLA DR.  
 Klamath Falls, OR 97603

Until a change is requested all tax statements  
 shall be sent to the following address:  
 DENNIS W. CHAPMAN  
 5556 VILLA DR.  
 Klamath Falls, OR 97603

Escrow No. MT96393-DS  
 Title No. 0096393  
 SWD r.020212

### STATUTORY WARRANTY DEED

**GLENDA ARLENE ZALUNARDO and DENNIS W. CHAPMAN and ROSEMARY GUITIEREZ,**

Grantor(s), hereby convey and warrant to

**DENNIS W. CHAPMAN and NANCY M. CHAPMAN, as tenants by the entirety,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 5 in Block 4 of Cypress Villa, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$90,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

42 Amt

Dated this 18<sup>th</sup> day of June, 2013.

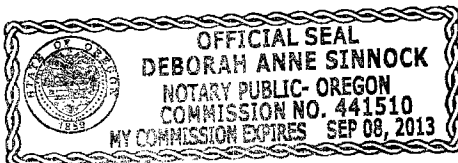
Glenda Arlene Zalunardo  
GLENDA ARLENE ZALUNARDO

x Rosemary Gutierrez  
ROSEMARY GUTIEREZ

Dennis W. Chapman  
DENNIS W. CHAPMAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 6-21, 2013 by DENNIS W. CHAPMAN.

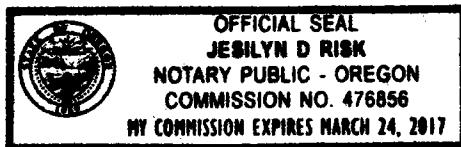


Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

State of Oregon  
County of Douglas

This instrument was acknowledged before me on June 18, 2013 by GLENDA ARLENE ZALUNARDO.

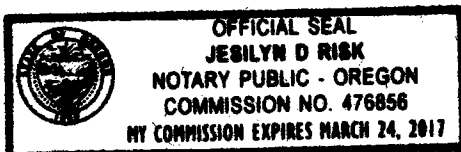


Jesilyn D Risk  
(Notary Public for Oregon)

My commission expires March 24, 2017

State of Oregon  
County of Douglas

This instrument was acknowledged before me on June 18, 2013 by ROSEMARY GUTIEREZ.



Jesilyn D Risk  
(Notary Public for Oregon)

My commission expires March 24, 2017