

**2013-008243**

Klamath County, Oregon

07/19/2013 03:14:05 PM

Fee: \$42.00

After recording return to:

Juan Ulloa

3416 Beverly Drive

Klamath Falls, OR 97603

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

Juan Ulloa

3416 Beverly Drive

Klamath Falls, OR 97603

Escrow No. MT98060-LW

Title No. 0098060

SWD r.020212

STATUTORY WARRANTY DEED**Gary E. Daniels and Melissa K. Daniels, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Juan Ulloa, a married man,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:**EXHIBIT "A"**
LEGAL DESCRIPTION

The West 130 feet of Lot 1, Block 3, BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH a portion of Tract 20, ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point at the Northwest corner of Tract 20 Enterprise Tracts of Klamath County; thence Southerly 30 feet along the West boundary line of said tract to the fence; thence Easterly along said fence line a distance of 164.2 feet more or less parallel to the Northern boundary line of said tract; thence Northerly a distance of 30 feet parallel to the Western boundary of said tract to a pin on the North boundary line of said tract; thence Westerly along the North boundary line 164.2 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$161,950.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

42 AMT

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 18 day of July, 2013.

[Signature]
Gary E. Daniels

[Signature]
Melissa K. Daniels

State of Oregon [Signature]
County of ~~Klamath~~ Umatilla

This instrument was acknowledged before me on July 18th, 2013 by Gary E. Daniels and Melissa K. Daniels.

[Signature]
(Notary Public for Oregon)

My commission expires 9/10/15

