

THIS SPACE RESERVED FOR

**2013-009001**  
Klamath County, Oregon  
08/07/2013 12:11:07 PM  
Fee: \$47.00

After recording return to:

Whitney Shatto

2494 Grove Way #7

Castro Valley, CA 94546

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

Whitney Shatto

2494 Grove Way #7

Castro Valley, CA 94546

Escrow No. MT98105-SH

Title No. 0098105

SWD r.020212

### STATUTORY WARRANTY DEED

**Martin Fernando Raya, Sr.,**

Grantor(s), hereby convey and warrant to

**Whitney Shatto and Willis Aborashid not as tenants in common, but with right of survivorship,**

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:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is **\$185,000.00.**

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:

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

47.-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 30 day of July 2013

Mt Fernando Raya Sr.  
Martin Fernando Raya, Sr.

State of California  
County of San Joaquin

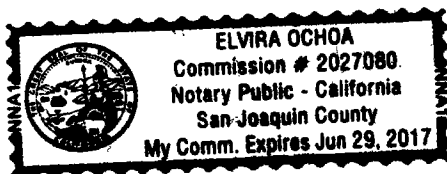
This instrument was acknowledged before me on July 30, 2013 by Martin Fernando Raya, Sr..

Elvira Ochoa

(Notary Public for San Joaquin

California

My commission expires June 29 2017



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

**PARCEL 1**

A portion of Lot 4, Block 5 that is situated in the NW1/4 Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner Lot 4, Block 5, Tract No. 1083, CEDAR TRAILS, a subdivision recorded in the official Records of Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence south 00° 02' 50" East along the line common to Lots 4 and 5, Block 5 of said subdivision 421.63 feet to a 1/2 inch diameter iron pin and the true point of beginning for the herein described property; thence continuing along the line common to Lots 4 and 5, South 00° 02' 50" East 210.81 feet to a 1/2 inch diameter iron pin on the North line of a 60 foot roadway right of way known as Cedar Trails; thence along the North line of Cedar Trails, North 89° 45' 08" East 345.00 feet to a 1/2 inch diameter iron pin marking the Southeast corner of Lot 4; thence along the line common to Lots 3 and 4, North 00° 02' 50" West 210.89 feet; thence South 89° 44' 20" West 345.00 feet to the true point of beginning.

**PARCEL 2**

Lot 4, Block 5, TRACT NO. 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon. LESS that portion deeded to Bruce Ray Gilensky recorded December 22, 1980 in Book M80 at Page 24828, more particularly described as follows:

Commencing at the Northwest corner of Lot 4, Block 5, Tract No. 1083, CEDAR TRAILS, a subdivision recorded in the Official Records of Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence South 00° 02' 50" East along the line common to Lots 4 and 5, Block 5, of said subdivision 421.63 feet to a 1/2 inch diameter iron pin and the true point of beginning for the herein described property; thence continuing along the line common to Lots 4 and 5, South 00° 02' 50" East 210.81 feet to a 1/2 inch diameter iron pin on the North line of a sixty foot (60.00) roadway right of way known as Cedar Trail; thence along the North line of Cedar Trail, North 89° 45' 08" East 345.00 feet to a 1/2 inch diameter iron pin marking the Southeast corner of Lot 4; thence along the line common to Lots 3 and 4, North 00° 02' 50" West 210.89 feet; thence South 89° 44' 20" West 345.00 feet to the true point of beginning.