



THIS SPACE RESERVED FOR R

2013-010654
Klamath County, Oregon
09/19/2013 08:59:14 AM
Fee: \$42.00

After recording return to:

ANTHONY RAY VELASQUEZ

4022 Shasta Way

Klamath Falls, OR 97603

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

ANTHONY RAY VELASQUEZ

4022 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT98750-SH

Title No. 0098750

SWD r.020212

STATUTORY WARRANTY DEED

FRANK W. VELASQUEZ,

Grantor(s), hereby convey and warrant to

**ANTHONY RAY VELASQUEZ and JENNIFER ADA LYNN DAVIS 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:

**Lot 2, Block 1, BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$70,000.00**.

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.

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 10 day of Aug, September, 2013

Frank W. Velasquez
FRANK W. VELASQUEZ

9-9-2013
Jim Wong

STATE OF CALIFORNIA

COUNTY OF Sacramento ^{SS.}

On September 9, 2013 before me, Melvin Mario, Notary Public personally appeared FRANK W. VELASQUEZ personally known to me (or 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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Melvin Mario

