



THIS SPACE RESERVED FOR R

2013-011549
Klamath County, Oregon
10/11/2013 09:46:34 AM
Fee: \$47.00

After recording return to:

PETER SELLER

43206 Jane Place

Temecula, CA 92592

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

PETER SELLER

43206 Jane Place

Temecula, CA 92592

Escrow No. MT99117-DS

Title No. 0099117

SWD r.020212

STATUTORY WARRANTY DEED

LUANA JO PATTEN,

Grantor(s), hereby convey and warrant to

PETER SELLER and MERARI SELLER, 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 23 in Block 1 of WHISKEY CREEK ACRES - TRACT 1162, 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 **\$18,000.00**.

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.

47.00

← **Notarized**

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 9th day of October, 2013

Luana Jo Patten
LUANA JO PATTEN

State of _____
County of _____

This instrument was acknowledged before me on _____, 2013 by LUANA JO PATTEN.

For Notarization please see the
attached CA Acknowledgement/Jurat
form. _____
(Notary Public for _____) 0788222
10-9-13
My commission expires _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

State of California

County of Santa Clara

On 10-09-2013 before me, Mahendra B. Shah, Notary Public
(Here insert name and title of the officer)

personally appeared Luana Jo Patien

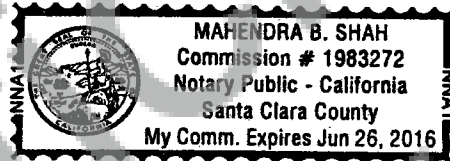
who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies) and that by ~~his/her/their~~ signature(s) on the instrument the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

Signature of Notary Public

M B Shah



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty
(Title or description of attached document)

Decl
(Title or description of attached document continued)

Number of Pages 2 Document Date -

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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