



MT99109MS

THIS SPACE RESERVED FOR RECORDER'S USE

2013-011792
Klamath County, Oregon
10/17/2013 03:16:45 PM
Fee: \$42.00

After recording return to:

Juan Lagunas

3893 Rio Vista Way

Klamath Falls, OR 97603

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

Juan Lagunas

3893 Rio Vista Way

Klamath Falls, OR 97603

Escrow No. MT99109-MS

Title No. 0099109

SWD r.020212

STATUTORY WARRANTY DEED

Sandra Diaz, also known as Sandra Lee Brown, who acquired title as Sandra Brown,

Grantor(s), hereby convey and warrant to

Juan Lagunas and Alicia Hawkins 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 in Block 13 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, 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 **\$163,000.00**.

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:

4200

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.

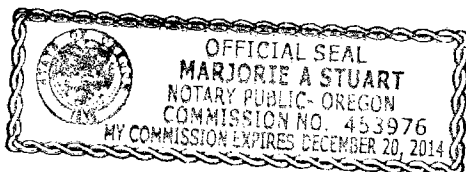
Dated this 15th day of Oct, 2013

Sandra Diaz
Sandra Diaz

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/15, 2013 by Sandra Diaz.

MA Stuart
(Notary Public for Oregon)



My commission expires 12/20/14