#### THIS SPACE RESERVED FOR RECORD

2013-011883

Klamath County, Oregon 10/21/2013 11:18:14 AM

Fee: \$47.00

# AmériTitle MC 9000

After recording return to:
Luis Alfonso Armas Barahona
26135 Chinook St.
Cloverdale, OR 97112

Until a change is requested all tax statements shall be sent to the following address:
Luis Alfonso Armas Barahona
26135 Chinook St.
Cloverdale, OR 97112

Escrow No. MT99229-LW Title No. 0099229

SWD r.020212

# STATUTORY WARRANTY DEED

#### Gary Newton Simpson,

Grantor(s), hereby convey and warrant to

# Luis Alfonso Armas Barahona,

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:

#### PARCEL 1:

Lot 52 in Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

### PARCEL 2:

Lot 53 in Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

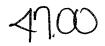
# PARCEL 3:

Lot 22, Block 75, SEVENTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$4,000.00.

The above-described property is free of encumbrances except all those items of the second seco

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:



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 17 day of October ,2013	
Sary Newton Simpson	
STATE OF CALIFORNIA \	
<b>\$5.</b>	
COUNTY OF	
	personally appeared Gary
Newton Simpson personally known to me (or proved to me on the basis whose name(s) is/are subscribed to the within instrument and acknowled capacity(ies), and that by signatures(s) on the instrument the person(s)	dged to me that executed the same in authorized
acted, executed the instrument.	
WITNESS my hand and official seal.	- SEE ATTACHED -
Signature	CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT DATED: OCT 1 7 2013

Signature

# **ACKNOWLEDGMENT** State of California Placer County of \_\_\_\_\_ On October 17, 2013 Purlang L. Malapha, Notary Public before me, (insert name and title of the officer) Gary Simpson personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is a subscribed to the within instrument and acknowledged to me that he the the person on the instrument and acknowledged to me that he the the the same in this 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. PURLANG L. MALAPHA WITNESS my hand and official seal. Commission # 1956953 Notary Public - California **Placer County** My Comm. Expires Nov 13, 2015

(Seal)