



THIS SPACE RESERVED FOR RECORDER'S USE

2013-012421

Klamath County, Oregon

11/05/2013 12:28:14 PM

Fee: \$42.00

After recording return to:

FRANCISCO J. MOLINA

4828 FRIEDA AVE.

KLAMATH FALLS, OR 97603

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

FRANCISCO J. MOLINA

4828 FRIEDA AVE.

KLAMATH FALLS, OR 97603

Escrow No. MT98971-LW

Title No. 0098971

SWD r.020212

STATUTORY WARRANTY DEED

NERINE J. ANDERSON, JODY R. VAN METER and CARYL R. DOTSON, as tenants in common,

Grantor(s), hereby convey and warrant to

FRANCISCO J. MOLINA and MELISSA L. MOLINA, 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 19 in LEWIS TRACTS, 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 **\$80,000.00**.

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 4 day of November, 2013

Nerine J. Anderson
NERINE J. ANDERSON

Jody R. Van Meter
JODY R. VAN METER

BY: Jody R. Van Meter
JODY R. VAN METER, HER ATTORNEY IN FACT

Caryl R. Dotson
CARYL R. DOTSON

BY: Jody R. Van Meter
JODY R. VAN METER, HER ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 4, 2013 by JODY R. VAN METER FOR HIMSELF AND FOR NERINE J. ANDERSON AND CARYL R. DOTSON, AS THEIR ATTORNEY IN FACT.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

