



THIS SPACE RESERVED FOR RECORD

2013-012809
Klamath County, Oregon
11/15/2013 02:14:35 PM
Fee: \$42.00

After recording return to:

HERIBERTO R. VILLEGAS

1817 Crest Street

Klamath Falls, OR 97603

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

HERIBERTO R. VILLEGAS

1817 Crest Street

Klamath Falls, OR 97603

Escrow No. MT99004-DS

Title No. 0099004

SWD r.020212

STATUTORY WARRANTY DEED

4J PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s), hereby convey and warrant to

HERIBERTO R. VILLEGAS,

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:

The Westerly 132.21 feet of the Southerly 75 feet of Lot 43 in Block G of **HOMECREST**, 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 **\$113,000.00**.

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:

42.00
DATE

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 _____ day of Nov 12, 2013

4J PROPERTIES LLC, AN OREGON LIMITED
LIABILITY COMPANY

BY: [Signature] member
KIRK JESPERSEN, MEMBER

State of Oregon
County of Marion

This instrument was acknowledged before me on November 12, 2013 by KIRK JESPERSEN, MEMBER OF 4J PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature]
(Notary Public for Oregon)

My commission expires 3-5-17

