



99329-LW

THIS SPACE RESERVED FOR RECORDER'S USE

2014-000255
Klamath County, Oregon
01/10/2014 02:20:55 PM
Fee: \$47.00

After recording return to:

Ricardo A. Guerrero

1141 Merryman Drive

Klamath Falls, OR 97603

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

Ricardo A. Guerrero

1141 Merryman Drive

Klamath Falls, OR 97603

Escrow No. MT99329-LW

Title No. 0099329

SWD r.020212

STATUTORY WARRANTY DEED

Lawrence A. Wagner, Successor Trustee of the Wagner Living Trust,

Grantor(s), hereby convey and warrant to

Ricardo A. Guerrero , an unmarried man,

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:

Lots 86 and 87, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$116,500.00**.

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:

A7ant.

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 9 day of January, 2014

Wagner Living Trust

BY: Lawrence A. Wagner
Lawrence A. Wagner, Successor Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on January 9, 2014 by Lawrence A. Wagner, Successor Trustee of the Wagner Living Trust.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

