



00519SH

THIS SPACE RESERVED FOR RECORDER'S USE

2014-001308

Klamath County, Oregon

02/14/2014 02:06:54 PM

Fee: \$47.00

After recording return to:

Juan P. Sanchez

222 Ridge Vista Ave.

San Jose, CA 95127

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

Juan P. Sanchez

222 Ridge Vista Ave.

San Jose, CA 95127

Escrow No. MT99519-SH

Title No. 0099519

SWD r.020212

STATUTORY WARRANTY DEED

David Andrew Bryning,

Grantor(s), hereby convey and warrant to

Juan P. Sanchez and Tiffany L. Sanchez, 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:

That portion of the Northerly 1000 feet of the W1/2 W1/2 NW1/4 of Section 1 and the E1/2 E1/2 NE1/4 of Section 2 that lays East of the Chiloquin Ridge Road (Indian Service Road S-50) and North of the Northerly line of that certain parcel of land described in the Warranty Deed from William K. Kalita to Bradford W. Kalita, recorded January 19, 1979 in Volume M79, page 1607 of Microfilm Records of Klamath County, Oregon, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County

The true and actual consideration for this conveyance is \$120,000.00.

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:

470000

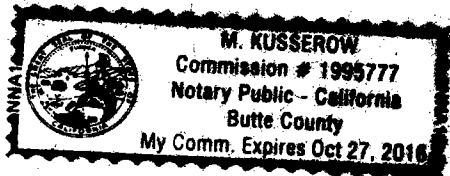
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13 day of Feb 2014.

David Andrew Bryning
David Andrew Bryning

State of ~~Oregon~~ CA
County of ~~Klamath~~ Butte

This instrument was acknowledged before me on Feb 13, 2014 by David Andrew Bryning.



[Signature]
(Notary Public for Oregon) ML

My commission expires 10/27/16