



THIS SPACE RESERVED FOR RECORDER'S USE

2014-002320

Klamath County, Oregon

03/18/2014 03:57:01 PM

Fee: \$47.00

After recording return to:

Jose Alonzo

1611 Dayton St.

Klamath Falls, OR 97603

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

Jose Alonzo

1611 Dayton St.

Klamath Falls, OR 97603

Escrow No. MT99214-SH

Title No. 0099214

SWD r.020212

STATUTORY WARRANTY DEED

Janice M. Menke, Steven P. Hedin, James H. Hedin, Paul O. Hedin, Jr., John A. Hedin and Karen L. Tofell,

Grantor(s), hereby convey and warrant to

Jose Alonzo,

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 North 75 feet of Lot 7, Block 1, BRYANT TRACTS #2, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$28,300.00**.

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:

\$47.00

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 18 day of March, 2014.

Janice M. Menke
Janice M. Menke

Steven P. Hedin
Steven P. Hedin

James H. Hedin
James H. Hedin

By: Janice M. Menke, as atty-in fact
Janice M. Menke, his attorney in fact

By: Janice M. Menke, as atty-in fact
Janice M. Menke, his attorney in fact

Paul O. Hedin, Jr.
Paul O. Hedin, Jr.

John A. Hedin
John A. Hedin

By: Janice M. Menke, as atty-in fact
Janice M. Menke, his attorney in fact

By: Janice M. Menke, as atty-in fact
Janice M. Menke, his attorney in fact

Karen L. Tofell
Karen L. Tofell

State of Oregon
County of Klamath

This instrument was acknowledged before me on March 18, 2014 by Karen L. Tofell and Janice M. Menke, individually and as attorney in fact for Steven P. Hedin, James H. Hedin, Paul O. Hedin, Jr. and John A. Hedin.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11-18-15