

2014-002446

Klamath County, Oregon



03/21/2014 03:13:58 PM

Fee: \$47.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Raymond Gene Pine 2704 S. LA PURISMA AVE Santa Maria, CA 93455
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Returned to Counter

- WARRANTY DEED -

Cecilia Lusarreta Grantor, whose address is 2704 S. La Purisma Ave., Santa Maria, CA 93455-1767, conveys and warrants to Raymond Gene Pine, Grantee, whose address is 3426 Willowood Drive, Santa Maria, CA 93455, the following described real property situate in Lake County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 15 in Block 1 of the Ana River Subdivision, Unit No. 1, a subdivision lying in the N 1/4 NE 1/4, NE 1/4 NW 1/4 of Section 1, Township 30 South, Range 16 East of the Willamette Meridian, N 1/4 NW 1/4 of Section 5, and the N 1/4 N 1/4 of Section 6, Township 30 South, Range 17 East of the Willamette Meridian.

SUBJECT TO:

- (1) Easements reserved by Lake County as recorded in Book 74, page 175 and Book 81, page 629 of the Lake County Record of Deeds wherein it is stated that "The County Court reserves the right of way over and across all of the above described property for the purpose of roads and highways forever."
- (2) Statutory powers and assessments of the Summer Lake Irrigation District.

The true and actual consideration for this transfer is \$ - Other.

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 3 day of March, 2014.

Cecilia Lusarreta
Cecilia Lusarreta

STATE OF CALIFORNIA)
) ss.
Santa Barbara)

Personally appeared before me this _____ day of _____, 2014, the above named Cecilia Lusarreta, and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for California
My Commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

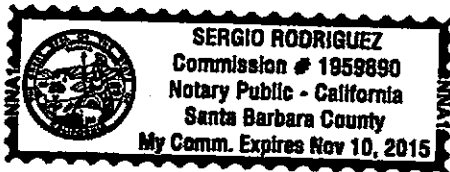
State of California

County of SANTA BARBARA

On MARCH 10th 2014 before me, SERGIO RODRIGUEZ, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared CECILIA LUSARRETA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~s~~ on the instrument the person~~s~~, or the entity upon behalf of which the person~~s~~ acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Individual

Partner -- Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

Corporate Officer -- Title(s): _____

Individual

Partner -- Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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