

1st 2212316-ALF



After recording return to:  
Hugo S Herrera  
34614 Sprague River Rd  
Sprague River, OR 97639

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Hugo S Herrera  
34614 Sprague River Rd  
Sprague River, OR 97639

File No.: 7021-2212316 (ALF)  
Date: February 18, 2014

2014-002460

Klamath County, Oregon



00150048201400024600020022

03/21/2014 03:52:22 PM

Fee: \$47.00

THIS SPACE

### STATUTORY WARRANTY DEED

**D. Daniel Kates and Cheryl E Kates as tenants by the entirety**, Grantor, conveys and warrants to **Hugo S Herrera**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A portion of the SE 1/4 of Section 26, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the East quarter corner of said Section 26; thence West 873 feet to a point ; thence South 990 feet to a point; thence East 873 feet to a point; thence North 990 feet to the point of beginning.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$40,000.00**. (Here comply with requirements of ORS 93.030)

F.  
52-

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 21 day of March, 2014

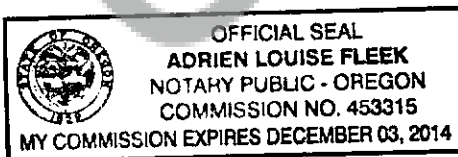
Daniel B. Kates  
D. Daniel Kates

*Cheryl E. Kates*  
Cheryl E. Kates

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of March, 2014  
by **D. Daniel Kates and Cheryl E Kates**.

Adrian Flock



Notary Public for Oregon  
My commission expires: 12-3-14