



MT100607DS

THIS SPACE RESERVED FOR

2014-005171

Klamath County, Oregon

05/13/2014 02:31:56 PM

Fee: \$47.00

After recording return to:

ENRIQUE J. ORTIZ

PO BOX 10948

ZEPHER COVE, NV 89448

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

ENRIQUE J. ORTIZ

PO BOX 10948

ZEPHER COVE, NV 89448

Escrow No. MT100607DS

Title No. 0100607

SWD r.020212

STATUTORY WARRANTY DEED

THE GLETA GENE WAMPLER LIVING TRUST U.A.D. DECEMBER 19, 2007,

Grantor(s), hereby convey and warrant to

ENRIQUE J. ORTIZ and KAYLIE D. ORTIZ, 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:

Lots 14, 15, and 16 in Block 9 of Tract 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$16,000.00**.

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:

4700
amt

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 MAY, 2014.

THE GLETA GENE WAMPLER LIVING TRUST
U.A.D. DECEMBER 19, 2007

BY: Robert Paul Wampler
ROBERT PAUL WAMPLER, SUCCESSOR
TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-9-, 2014 by ROBERT PAUL WAMPLER, SUCCESSOR TRUSTEE OF THE GLETA GENE WAMPLER LIVING TRUST U.A.D. DECEMBER 19, 2007.

Deborah Ann Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

