



MT100675DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-005468

Klamath County, Oregon

05/21/2014 01:39:53 PM

Fee: \$52.00

After recording return to:

ADRIAN CORTEZ BRIONES

5565 Kellal Lane

Klamath Falls, OR 97603

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

ADRIAN CORTEZ BRIONES

5565 Kellal Lane

Klamath Falls, OR 97603

Escrow No. MT100675DS

Title No. 0100675

SWD r.020212

STATUTORY WARRANTY DEED

MATTHEW PAYN and AMY PAYN and THOMAS A PAYN and DEBORAH C PAYN, with the rights of survivorship,

Grantor(s), hereby convey and warrant to

ADRIAN CORTEZ BRIONES and ISIDRO H. BRIONES, not as tenants in common, but with right of survivorship

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:

Lot 25, Block 301, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

The true and actual consideration for this conveyance is **\$46,000.00**.

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:

\$52.00

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 19th day of May, 2014.

*Matthew Payn
MATTHEW PAYN

*Amy Payn
AMY PAYN

THOMAS A PAYN

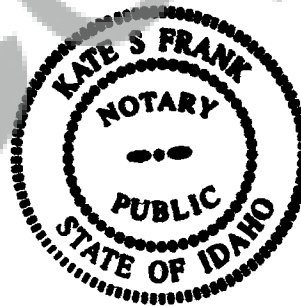
DEBORAH C PAYN

State of Idaho)

County of Ada ^{SS})

On this 19 day of May, 2014 before me Kate S. Frank, a notary public in and for said State, personally appeared MATTHEW PAYN AND AMY PAYN known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Kate S. Frank
Notary Public
Residing at: Ada County
Commission Expires: 5/25/2020



State of Oregon

County of _____

This instrument was acknowledged before me on _____, 2014 by THOMAS A PAYN and DEBORAH C PAYN.

(Notary Public for Oregon)

My commission expires _____

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 19th day of May 2014.

MATTHEW PAYN

* Thomas A Payn
THOMAS A PAYN

AMY PAYN

* Deborah C. Payn
DEBORAH C PAYN

State of Idaho)
ss
County of _____)

On this _____ day of _____, 2014 before me _____, a notary public in and for said State, personally appeared MATTHEW PAYN AND AMY PAYN known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at:
Commission Expires:

State of Oregon
County of Jame

This instrument was acknowledged before me on May 19, 2014 by THOMAS A PAYN and DEBORAH C PAYN.

Phyllis Sue Cross
(Notary Public for Oregon)

My commission expires 10-16-17

