



**2014-007269**  
Klamath County, Oregon  
07/11/2014 08:57:44 AM  
Fee: \$52.00

After recording return to:

JOEL JIMENEZ

PO BOX 107

MALIN, OR 97632

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

JOEL JIMENEZ

PO BOX 107

MALIN, OR 97632

Escrow No. MT101154DS

Title No. 0101154

SWD r.020212

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**STATUTORY WARRANTY DEED**

**JESSIE DOREN,**

Grantor(s), hereby convey and warrant to

**JOEL JIMENEZ,**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is **\$35,000.00**.

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:

**2014-2015 Real Property Taxes a lien not yet due and payable.**

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 20th day of JUNE, 2014.

Jessie Doren  
JESSIE DOREN

BY Lawrence Howard Doren By 9th att in fact  
LAWRENCE HOWARD DOREN, HER ATTORNEY  
IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 6-26-, 2014 by LAWRENCE HOWARD DOREN, AS ATTORNEY IN FACT FOR JESSIE DOREN.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-17

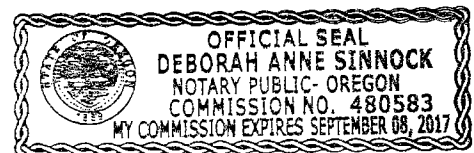


EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

Commencing at the Northeast corner of Lot 10, SUNSHINE TRACTS, situated in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North along the East line extended of said Sunshine Tracts a distance of 55 feet to the true point of beginning; thence North along the East line extended of said Sunshine Tracts a distance of 55 feet; thence West and parallel to the North line of said Lot 10 a distance of 131.7 feet, more or less, to a point on the East line extended of Elm Street of said Sunshine Tracts; thence South along the East line extended of said Elm Street a distance of 55 feet; thence East and parallel to the North line of said Lot 10 a distance of 131.7 feet, more or less, to the true point of beginning, being a portion of the E1/2 S1/2 N1/2 SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within the boundaries of the USBR No. 14 Drain.

Parcel 2:

A tract of land situated in the SE1/4 of SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows.

Beginning at the Northeast corner of Lot 10, SUNSHINE TRACTS; thence North along the East line of SE1/4 of SW1/4 110 feet to the true point of beginning; thence West parallel to the North line of Lot 10, 131.7 feet, more or less, to the East line of Elm Street extended; thence North 235 feet along the East line of Elm Street extended to the South right of way line of the Great Northern Railroad; thence East along said right of way line to the East line of the SE1/4 SW1/4; thence South along said East line 235 feet, more or less, to the point of beginning.

LESS 60 feet by 131.7 feet conveyed to the City of Merrill on the North end of Parcel 2 for the extension of East Third Street, by Bargain and Sale Deed Recorded May 8, 1978 Volume M78, page 9284

ALSO EXCEPTING THEREFROM that portion lying within the boundaries of the USBR No. 14 Drain.