



**2014-007521**  
Klamath County, Oregon  
07/17/2014 02:25:41 PM  
Fee: \$47.00

After recording return to:

Martin Aguirre-Licea

P.O. Box 243

Merrill, OR 97633

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

Martin Aguirre-Licea

P.O. Box 243

Merrill, OR 97633

Escrow No. MT100736LW

Title No. 0100736

SWD r.020212

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**STATUTORY WARRANTY DEED**

**Steven L. Kandra and Nancy L. Kandra, Trustees and their Successor Trustees under the terms of  
the Steve and Nancy Kandra Family Trust, UDA June 27, 1995,**

Grantor(s), hereby convey and warrant to

**Martin Aguirre-Licea and Antonia Aguilar Aguirre, 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:

Lot 1 in Block 1 of TERWILLIGER ADDITION to the City of Merrill, according to the official plat thereof on  
file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$86,200.00**.

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.**

47.00

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 16<sup>th</sup> day of July, 2014.

Steve and Nancy Kandra Family Trust, UDA June 27, 1995

BY: Steven L. Kandra - Trustee

Steven L. Kandra, Trustee

BY: Nancy L. Kandra - Trustee

Nancy L. Kandra, Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on July 16, 2014 by Steven L. Kandra and Nancy L. Kandra, Trustees of the Steve and Nancy Kandra Family Trust, UDA June 27, 1995.

Lisa Leggett-Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2015

