

**2014-008222****Klamath County, Oregon****08/07/2014 10:38:16 AM****Fee: \$47.00**

After recording return to:

DEVIN R. BAEZ2731 BISBEE STREETKLAMATH FALLS, OR 97603Until a change is requested all tax statements  
shall be sent to the following address:DEVIN R. BAEZ2731 BISBEE STREETKLAMATH FALLS, OR 97603Escrow No. MT101044DSTitle No. 0101044

SWD r.020212

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**STATUTORY WARRANTY DEED****ANN MARIE ENGLERT,**

Grantor(s), hereby convey and warrant to

**DEVIN R. BAEZ and REBECCA L. SILVA 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 2, Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the North 67 feet of Lot 2; the East 90 feet of said lot and the West 135 feet of said Lot 2. ALSO the South 75 feet of the West 135 feet of Lot 2, Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 5 feet.

The true and actual consideration for this conveyance is **\$100,000.00**.

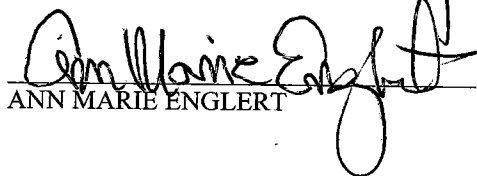
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

\$ 47.00

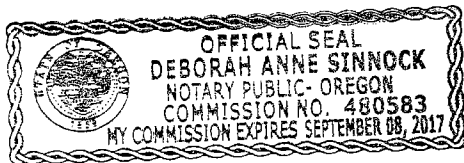
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 5 day of August, 2014

  
ANN MARIE ENGLERT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8-5-, 2014 by ANN MARIE ENGLERT.



  
(Notary Public for Oregon)

My commission expires 9-8-17