

187 2302442-LW



After recording return to:
Ismael Nunez
4415 Avalon Pl
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Ismael Nunez
4415 Avalon Pl
Klamath Falls, OR 97603

File No.: 7021-2302442 (LW)
Date: August 12, 2014

2014-008991

Klamath County, Oregon

08/29/2014 10:44:06 AM

Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Eily Lamoureux as to an 1/3 interest of an 1/2 interest, and Emeline Dunlea as to an 1/3 interest of an 1/2 interest, and Jerri Wyman as to an 1/3 interest of an 1/2 interest, Grantor, conveys and warrants to **Ismael Nunez**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 120, FIRST ADDITION TO CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

F.
62.00

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 20 day of Aug, 2014.

Eily Lamoureux
Eily Lamoureux

Emeline Dunlea
Emeline Dunlea

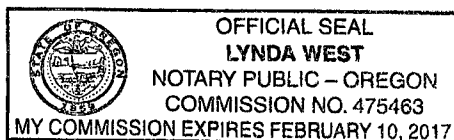
Jerri Wyman
Jerri Wyman

Estate of Jeanie Rose Cogdill
Estate of Jeanie Rose Cogdill

Eily Lamoureux, Personal Representative
Eily Lamoureux, Personal Representative

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of August, 2014
by Eily Lamoureux and Emeline Dunlea and Jerri Wyman.



Lynda West
Notary Public for Oregon
My commission expires: 2-10-17

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 27 day of August, 2014.

Eily Lamoureux

Emeline Dunlea

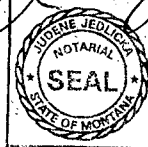
Jerri Wyman
Jerri Wyman

Estate of Jeanie Rose Cogdill

Eily Lamoureux, Personal Representative

STATE OF Montana)
County of Flathead) ss.

This instrument was acknowledged before me on this 27 day of August, 2014
by **Eily Lamoureux and Emeline Dunlea and Jerri Wyman.**



JUDENE JEDLICKA
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, Montana
My Commission Expires
October 30, 2016

Judene Jedlicka

Notary Public for

My commission expires: 10-30-2016

Jerri Wyman ONLY

- F. Except as set forth in the Preliminary Report, the Undersigned has not encumbered the property, or suffered, assumed or agreed to any mortgages, trust deeds, judgments, tax liens, easements, or other encumbrances which still affect the property at this time. Nor have any proceedings in bankruptcy or receivership been instituted by or against the Undersigned.
- G. The buyer is entitled to immediate possession of the property upon the closing of this transaction and there is no agreement that allows the seller to remain in possession of the subject premises either pursuant to lease, lease-option, a similar rental agreement or other agreement or understanding of the parties.

I further agree to indemnify and defend **First American Title Company of Oregon**, or its agent, and save you harmless from any loss you may sustain as a result of issuing your Policy of Title Insurance based upon the above representations, and agree that, in case you or your insured is named in a suit based upon facts which are inconsistent to the above representations, we will pay, at our own expense, any resulting judgment and all costs and attorneys' fees associated therewith.

Eily Lamoureux

Jerri Wyman

Emeline Dunlea
Emeline Dunlea

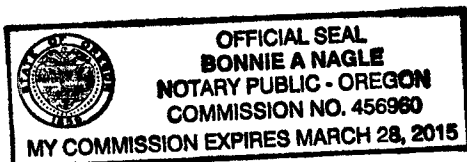
Estate of Jeanie Rose Cogdill

Eily Lamoureux, Personal Representative

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 27th day of August, 2014
by ~~Eily Lamoureux and Emeline Dunlea and Jerri Wyman and Estate of Jeanie Rose Cogdill.~~

Bonnie A Nagle



Notary Public for Oregon

My commission expires: 03-28-2015