


Western Title & Escrow
Order Number: **91931**

2014-010334
Klamath County, Oregon
10/06/2014 03:18:42 PM
Fee: \$47.00

Grantor
Donnie D. Wilbanks Sammy Wilbanks 293 Hambletonian Drive Eugene, OR 97401
Grantee
Jaime Bargaen 404 W. Bishop Way Brownsville OR 97327
Until a change is requested, all tax statements shall be sent to the following address:
Jaime Bargaen 404 W. Bishop Way Brownsville OR 97327

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Donnie D. Wilbanks and Sammy Wilbanks , Grantors convey and warrant to
Jaime Bargaen , Grantee the following described real property free of encumbrances except as
specifically set forth herein:

**Lot 6, Block 1, CRES-DEL ACRES 1st ADDITION, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Account: **145471**

Map & Tax Lot: **2407-007B0-04300-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$15,000.00**. (Here comply with requirements of ORS 93.030.)

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.

47 KLT

Executed this 3rd day of October, 2014

Donnie D. Wilbanks
Donnie D. Wilbanks

Sammy Wilbanks
Sammy Wilbanks

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 3rd day of October, 2014 by **Donnie D. Wilbanks and Sammy Wilbanks**

[Signature]
Notary Public for the State of Oregon

My commission expires: 8/19/2017

