



2014-011971

Klamath County, Oregon

11/17/2014 11:51:44 AM

Fee: \$47.00

After recording return to:

ROY C. NEDERBROCK, JR.

6325 Elder Way

Klamath Falls, OR 97603

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

ROY C. NEDERBROCK, JR.

6325 Elder Way

Klamath Falls, OR 97603

Escrow No. MT102105DS

Title No. 0102105

SWD r.020212

STATUTORY WARRANTY DEED

**CONNIE CORINA RAMIREZ and ALAN FRANCIS HUBERT and PAULETTE ANN
MAYTORENA and DEBORAH MAE TORGERSON,**

Grantor(s), hereby convey and warrant to

ROY C. NEDERBROCK, JR.,

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 47 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.**

The true and actual consideration for this conveyance is **\$149,000.00**.

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:

4700

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 14th day of Nov, 2014

Connie Corina Ramirez
CONNIE CORINA RAMIREZ

Alan Francis Hubert
ALAN FRANCIS HUBERT

Paulette Ann Maytorena
PAULETTE ANN MAYTORENA

Deborah Mae Torgerson
DEBORAH MAE TORGERSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-14, 2014 by CONNIE CORINA RAMIREZ, ALAN FRANCIS HUBERT, PAULETTE ANN MAYTORENA and DEBORAH MAE TORGERSON.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

