



**2014-012238**

**Klamath County, Oregon**

**11/24/2014 03:00:16 PM**

**Fee: \$57.00**

After recording return to:

ALICIA DE DIOS VILLANUEVA

1526 Oregon Ave.

Klamath Falls, OR 97601

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

ALICIA DE DIOS VILLANUEVA

1526 Oregon Ave.

Klamath Falls, OR 97601

Escrow No. MT102346DS

Title No. 0102346

SWD r.020212

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**STATUTORY WARRANTY DEED**

**ARNOLD B. ADVOCATE AND ALEXANDRA D. ADVOCATE, TRUSTEES OF THE ARNOLD  
B. ADVOCATE AND ALEXANDRA D. ADVOCATE TRUST AGREEMENT DATED  
NOVEMBER 5, 1992,**

Grantor(s), hereby convey and warrant to

**ALICIA DE DIOS VILLANUEVA,**

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:

All of Lot 57 and the Easterly 4 feet of Lot 58 in Block 11 of INDUSTRIAL ADDITION to the City of Klamath  
Falls, Oregon, according to the official plat thereof in file in the office of the County Clerk of Klamath County,  
Oregon.

The true and actual consideration for this conveyance is **\$20,000.00**.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

57.00  
amt.

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 17th day of NOV., 2014.

THE ARNOLD B. ADVOCATE AND ALEXANDRA D.  
ADVOCATE TRUST AGREEMENT DATED  
NOVEMBER 5, 1992

BY: [Signature]  
ARNOLD B. ADVOCATE, TRUSTEE

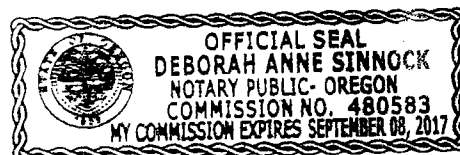
BY: X  
ALEXANDRA D. ADVOCATE, TRUSTEE

State of OR  
County of KLAMATH

This instrument was acknowledged before me on 11-17-, 2014 by ARNOLD B. ADVOCATE, TRUSTEE OF THE ARNOLD B. ADVOCATE AND ALEXANDRA D. ADVOCATE TRUST AGREEMENT DATED NOVEMBER 5, 1992 ~~and ALEXANDRA D. ADVOCATE.~~ AK

[Signature]  
(Notary Public)

My commission expires 9-8-17



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 17<sup>th</sup> day of NOV., 2014.

THE ARNOLD B. ADVOCATE AND ALEXANDRA D.  
ADVOCATE TRUST AGREEMENT DATED  
NOVEMBER 5, 1992

BY: [Signature]  
ARNOLD B. ADVOCATE, TRUSTEE

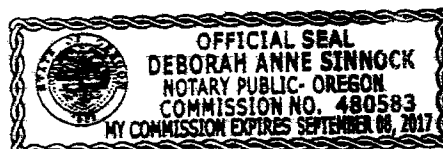
BY: [Signature]  
ALEXANDRA D. ADVOCATE, TRUSTEE

State of OR  
County of Klamath

This instrument was acknowledged before me on 11-17-, 2014 by ARNOLD B. ADVOCATE, TRUSTEE OF THE ARNOLD B. ADVOCATE AND ALEXANDRA D. ADVOCATE TRUST AGREEMENT DATED NOVEMBER 5, 1992 and ALEXANDRA D. ADVOCATE.

[Signature]  
(Notary Public)

My commission expires 9-8-17



State of California  
County of Sonoma

This instrument was acknowledged before me on November 21, 2014 by ALEXANDRA D. ADVOCATE,  
TRUSTEE OF THE ARNOLD B. ADVOCATE AND ALEXANDRA D. ADVOCATE TRUST AGREEMENT  
DATED NOVEMBER 5, 1992 ~~and ALEXANDRA D. ADVOCATE.~~ *cd*

Richard Pellascini  
(Notary Public)

My commission expires April 23 2018

