

1st 2349540-ALF



After recording return to:
Raul R Duran
6045 Logan Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Raul R Duran
6045 Logan Drive
Klamath Falls, OR 97601

File No.: 7021-2349540 (ALF)
Date: November 17, 2014

2014-012825

Klamath County, Oregon

12/12/2014 09:29:10 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donna L Herzfeldt Kamprath and Timothy P Herzfeldt Kamprath, wife and husband, Grantor,
conveys and warrants to **Raul R Duran**, 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 5 in Block 16 of Tract 1220 Fourth Addition to the Meadows, 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 **\$198,900.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

APN: R878770

Statutory Warranty Deed
- continued

File No.: 7021-2349540 (ALF)

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.

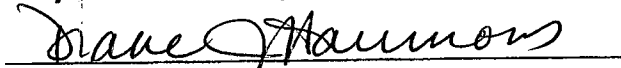
Dated this 9th day of December, 2014.

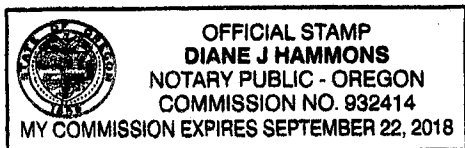

Donna L. Herzfeldt Kamprath


Timothy P. Herzfeldt Kamprath

STATE OF Oregon)
County of Clatsamas)ss.
)

This instrument was acknowledged before me on this 9th day of December, 2014
by **Donna L. Herzfeldt Kamprath and Timothy P. Herzfeldt Kamprath.**





Notary Public for Oregon
My commission expires: 9-22-18