



2015-002578
Klamath County, Oregon
03/24/2015 12:24:57 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Renee M.H. Herrera-Rodriguez

P.O. Box 818

Merrill, OR 97633

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

Renee M.H. Herrera-Rodriguez

P.O. Box 818

Merrill, OR 97633

File No. 35804AM

STATUTORY WARRANTY DEED

Julie Thompson aka Julie McDonnell,

Grantor(s), hereby convey and warrant to

Renee M.H. Herrera-Rodriguez ,

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:

A portion of Tract No. 25, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly boundary of TRACT NO. 25 ALTAMONT SMALL FARMS, said point being 132.0 feet distant Westerly from the Northeasterly corner of said tract and running thence North 88° 46 West along the said Northerly boundary line of said tract 132.0 feet; thence South 9°11' West 323.2 feet, more or less to a point in the Southerly boundary of said tract; thence South 89°48' East along the said boundary of the tract 132.0 feet; thence North 0°11' East 322.0 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$35,000.00**.

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:

Frank

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 23rd day of March, 2015


Julie Thompson

State of Oregon } ss
County of Klamath }

On this 23rd day of March, 2015, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Julie Thompson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 12/03/18

