

Western Title & Escrow

Order Number: 98287

AmeriTitle
MTC 380004M

2015-003152

Klamath County, Oregon

04/07/2015 11:40:09 AM

Fee: \$42.00

Grantor
Joan T. Sisenis C/O Sherwood Retirement Residence 1451 Spruce Street # 304 Florence, OR 97439
Grantee
Vivian F Hernandez 303 16th Street Springfield, OR 97477
Until a change is requested, all tax statements shall be sent to the following address:
Vivian F Hernandez 303 16th Street Springfield, OR 97477

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Joan T. Sisenis, Grantor conveys and warrants to
Vivian F Hernandez , A Single Woman, Grantee the following described real property
free of encumbrances except as specifically set forth herein:

**Lot 29, Tract 1318 - GILCHRIST TOWNSITE, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon**

Account: R881468

Map & Tax Lot: R-2409-019DD-02600-000

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 **\$75,000.00**. (Here comply with requirements
of ORS 93.030.)

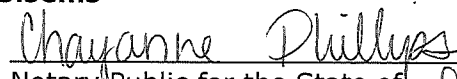
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300,
195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS
2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.**

Executed this 2nd day of April, 2015


Joan T. Sisenis

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on this 2nd day of April, 2015 by **Joan T.
Sisenis**


Notary Public for the State of Oregon
My commission expires: June 15, 2018



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