



2015-007559
Klamath County, Oregon
07/10/2015 02:20:33 PM
Fee: \$47.00

After recording return to:

Jerald J. Knodel

4830 BISBEE ST P.O. Box 7949
KLAMATH FALLS, OR 97603 97602

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

Jerald J. Knodel

4830 BISBEE ST P.O. Box 7949
KLAMATH FALLS, OR 97603 97602

Escrow No. MT98952-LW

Title No. 0098952

SWD r.020212

STATUTORY WARRANTY DEED

Manuel Gonzalez who acquired title as Manuel Gonzalez and Brenda Gonzalez, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Jerald J. Knodel and Colleen S. O'Duane, as tenants by the entirety,

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:

W
The South 70 feet of the North 150 feet of the E1/2 of Tract 16 of Resubdivision of ~~Traets 25 and 32~~, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon.

*No. 25 to 32

The true and actual consideration for this conveyance is **\$32,000.00.**

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:

2015-2016 Real Property Taxes a lien not yet due and payable.

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 8TH day of JULY, 2015

Manuel M. Gonzalez
Manuel Gonzalez

Brenda Gonzalez
Brenda Gonzalez

WASHINGTON
State of ~~Oregon~~ W
County of PIERCE

This instrument was acknowledged before me on JULY 8TH, 2015 by Manuel Gonzalez and Brenda Gonzalez.

Peter VanderMolen
(Notary Public for ~~Oregon~~ W WASHINGTON)

My commission expires JUNE 28, 2017

