



2015-008504
Klamath County, Oregon
07/30/2015 09:33:03 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joel M. Ibarra and Refugio E. Ibarra

3911 Redondo Way

Klamath Falls, OR 97603

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

Joel M. Ibarra and Refugio E. Ibarra

3911 Redondo Way

Klamath Falls, OR 97603

File No. 52873AM

STATUTORY WARRANTY DEED

William Charles Sandberg and Beverly Jean Sandberg, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Joel M. Ibarra and Refugio E. Ibarra, not as tenants in Common, but with right of Survivorship

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:

**Lot 5 in Block 8 of TRACT 1037, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$165,000.00.**

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.

47AMT

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 29 day of July, 2015.

William Charles Sandberg
William Charles Sandberg

By: Linda Smith, his atty in fact
Linda Smith, His Attorney in Fact

Beverly Jean Sandberg
Beverly Jean Sandberg

By: Linda Smith, her atty in fact
Linda Smith, Her Attorney in Fact

State of Oregon } ss
County of Klamath }

On this 29th day of July, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Linda Smith as Attorney in fact for William Charles Sandberg and Beverly Jean Sandberg, 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.

Debbie Sinnock
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 9.8.17

