

1st 2469272-MS



After recording return to:
Robert J. Guzman and Mireya S
Guzman
2950 Hope St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Robert J. Guzman and Mireya S
Guzman
2950 Hope St
Klamath Falls, OR 97603

File No.: 7021-2469272 (MS)
Date: August 13, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

2015-009151
Klamath County, Oregon
08/17/2015 03:24:09 PM
Fee: \$52.00

STATUTORY WARRANTY DEED

Curtiss H Briggs, Jr, who acquired title as Curtiss H. Briggs, and Mildred Briggs, husband and wife, Grantor, conveys and warrants to **Robert J. Guzman and Mireya S Guzman, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2015-2016** Taxes, a lien not yet payable.
2. 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 **\$175,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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.

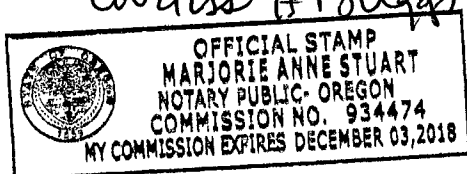
Dated this 17th day of Aug, 2015.

Curtiss H Briggs, Jr.
Curtiss H Briggs, Jr.

Mildred Briggs
Mildred Briggs

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17th day of Aug, 2015
by Curtiss H Briggs and Mildred Briggs.
Curtiss H Briggs Jr. Mildred Briggs



Notary Public for Oregon
My commission expires:

12/31/18

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the SE 1/4 SW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" Rebar with a Tru-Line Surveying plastic cap on the Westerly right of way line of Hope Street, from which the South quarter corner of said Section 2 bears South 00 degrees 13' West 270.12 feet and North 89 degrees 36' 38" East 695.17 feet; thence North 66 degrees 51' West 264.00 feet to a 5/8" iron pin with a Tru Line Surveying plastic cap; thence South 23 degrees 09' West 161.28 feet to a 5/8" Rebar with a Tru-Line Surveying plastic cap on the northerly line of that Tract of land described in Volume 193 at Page 49 of the Klamath County Deed Records; thence along said Northerly line South 66 degrees 51' East 281.20 feet to a 5/8" Rebar with a Tru-Line Surveying plastic cap and South 89 degrees 56' East 47.00 feet to a 5/8" Rebar with a Tru-Line Surveying plastic cap on the Westerly right of way line of Hope Street; thence North 00 degrees 13' East 155.12 feet to the point of beginning, with bearings based on the recorded survey of said Major Land Partition No. 29-88.