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NO PART OF ANY STEVENS-NESS FORM MAY BE

REPRODUCED BY ANY ELECTRONIC OR MECHANICAL MEANS.



2015-010771

Klamath County, Oregon



00176637201500107710010016

09/30/2015 02:17:05 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Cynthia M. Marsh
P.O. Box 151 742601 Walnut
Beatty, OR 97621

Grantor's Name and Address

Jennifer E. Jimenez
5121 West 11000 North
Highland, UT 84003

Grantee's Name and Address

After recording, return to (Name and Address):

Jennifer Jimenez
5121 West 11000 North
Highland, UT 84003

Until requested otherwise, send all tax statements to (Name and Address):

Jennifer Jimenez
5121 West 11000 North
Highland, UT 84003

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Cynthia M. Marsh

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Jennifer Jimenez

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lots 11 and 12, Block 1 Beatty, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): none

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 248.02. ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Cynthia M. Marsh

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 9-30-2015, by Cynthia Marsh

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



OFFICIAL SEAL
JOAQUIN ALONZO ORTEGA
NOTARY PUBLIC-OREGON
COMMISSION NO. 932374
MY COMMISSION EXPIRES SEPTEMBER 18, 2018

Joan Ortega
Notary Public for Oregon

My commission expires

9-18-2018