



2015-013874
Klamath County, Oregon
12/29/2015 10:55:42 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ignacio G. Guzman and Ignacia Gabriel
1504 N Eldorado Avenue
Klamath Falls, OR 97601

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

Ignacio G. Guzman and Ignacia Gabriel
1504 N Eldorado Avenue
Klamath Falls, OR 97601

File No. 77141AM

STATUTORY WARRANTY DEED

Robert J. Wynne,

Grantor(s), hereby convey and warrant to

Ignacio G. Guzman and Ignacia Gabriel, 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:

All of Lot 6 and all that portion of Lot 5, Block 9, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Easterly line of said Lot 5, 25 feet Southeasterly along the Westerly line of Eldorado Avenue from the most Northerly corner of said Lot 5; thence Southeasterly along the said Westerly line of Eldorado Avenue a distance of 25 feet; thence Southwesterly along the line between Lots 5 and 6, a distance of 130 feet to the Easterly line of the alley through said Block 9; thence Northwesterly along the Easterly line of the alley 25 feet; thence Northeasterly parallel to the line between Lots 5 and 6 of said Block 9 a distance of 130 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$178,000.00.**

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:

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 28 day of December, 2015

Robert J. Wynne
Robert J. Wynne

State of Oregon } ss
County of Klamath }

On this 28th day of Dec, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Robert J. Wynne, 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 Co.

Commission Expires: 9-8-17

