



2016-000972
Klamath County, Oregon
02/01/2016 09:53:02 AM
Fee: \$47.00

MITC 75268AM

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Javier Aquirre and Alma Aquirre

1132 Applewood Street

Klamath Falls, OR 97603

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

Javier Aquirre and Alma Aquirre

1132 Applewood Street

Klamath Falls, OR 97603

File No. 75268AM

STATUTORY WARRANTY DEED

Julie Rokes, Successor Trustee of The Elma Barbara Rokes Revocable Living Trust, dated February 23, 2006,

Grantor(s), hereby convey and warrant to

Javier Aquirre and Alma Aquirre, 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:

Lot 60 and the South 15 feet of Lot 59 of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$159,900.00**.

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:

47 MIT

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 29th day of JAN., 2016.

The Elma Barbara Rokes Revocable Living Trust

By: Julie Rokes, Successor Trustee
Julie Rokes, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 29th day of JAN., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Julie Rokes, Successor Trustee of The Elma Barbara Rokes Revocable Living Trust, 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

