

2016-001603

Klamath County, Oregon



00182430201600016030020025

02/19/2016 09:47:01 AM

Fee: \$47.00

WHEN RECORDED RETURN THIS DOCUMENT AND TAX STATEMENTS TO:

Daniel Gutierrez  
2813 Longview Road  
Antioch, Calif. 94509

**WARRANTY DEED**

THE GRANTOR(S),  
Marriecia Gutierrez and Danesity Ludden

For and in consideration of: \$1.00 grants, bargains, sells, conveys and warranties to the

GRANTEE(S):  
Daniel Gutierrez, 2813 Longview Road, Antioch, Contra Costa County, California, 94509

The following described real estate, situated in the County of Klamath, State of Oregon:  
(legal description): Klamath Falls Forest Estates Sycan Unit, Block 17, Lot 14 N 415' of W 1050', Acres 10

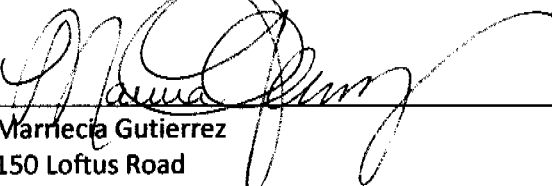
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.


Tax Parcel Number: R176455

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. 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.

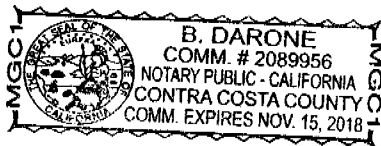
Grantor Signatures:


  
Marriea Gutierrez  
150 Loftus Road  
Bay Point, CA 94565

  
Danesity Ludden  
150 Loftus Rd.  
Bay Point, CA 94565

STATE OF California, County of contra Costa

This instrument was acknowledged before me on this 13 day of February, 2016  
by Marriea Gutierrez and Danesity Ludden



  
Notary Public  
My Commission expires nov. 15 - 2018