



2016-003713
Klamath County, Oregon
04/12/2016 10:12:40 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mario Ortiz Jr.

610 N 10th Street

Klamath Falls, OR 97601

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

Mario Ortiz Jr.

610 N 10th Street

Klamath Falls, OR 97601

File No. 98154AM

STATUTORY WARRANTY DEED

Shana Lee Eller,

Grantor(s), hereby convey and warrant to

Mario Ortiz Jr.,

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:

Portion of Lot 1 in Block 62 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at a point on the Westerly side of 10th Street 79.5 feet Northwesterly from the North line of Lincoln Street; thence Northwesterly along the Westerly line of 10th Street, 40.5 feet; thence Southwesterly parallel with Lincoln Street, 50 feet; thence Southeasterly parallel with 10th Street, 40.5 feet; thence Northeasterly parallel with Lincoln Street 50 feet to the place of beginning, (being the Northwesterly 40.5 feet of the Easterly 50 feet of Lot 1 in said Block 62).

The true and actual consideration for this conveyance is **\$30,000.00**.

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 8 day of April, 2016

① Shana L Eller
Shana Lee Eller

State of California } ss
County of Riverside }

On this 8 day of April, 2016, before me, Taylor Gross, a Notary Public in and for said state, personally appeared Shana Lee Eller, 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.

Taylor Gross
Notary Public for the State of California
Residing at: Postal Annex 5005
Commission Expires: 6-20-2019

