



THIS SPACE RES

2016-005042
Klamath County, Oregon
05/13/2016 11:59:30 AM
Fee: \$47.00

After recording return to:

John S. Garcia and Maria R. Garcia

3023 Cortez St.

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

John S. Garcia and Maria R. Garcia

3023 Cortez St

Klamath Falls, OR 97601

File No. 101732AM

STATUTORY WARRANTY DEED

Caledonia Properties, LLC an Oregon Limited Liability Company ,

Grantor(s), hereby convey and warrant to

John S. Garcia and Maria R. Garcia 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:

Section 5 - S1/2 SE1/4

Section 8 - N1/2 NE1/4

Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$62,000.00.**

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 13 day of May, 2016.

Caledonia Properties, LLC

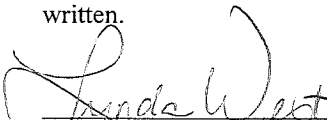


Mark Campbell, Member

State of Oregon } ss
County of Klamath }

On this 13 day of May, 2016, before me, Lynda West a Notary Public in and for said state, personally appeared Mark Campbell, member of Caledonia Properties, LLC 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 2-10-17

