

Amesbury  
MTC 73523AM



2016-005130  
Klamath County, Oregon  
05/16/2016 03:19:58 PM  
Fee: \$42.00

TITLE NO. 73523AM  
ESCROW NO. EU15-3512  
TAX ACCT. NO. R886406  
MAP/TAX LOT NO. R-3507-018BD-01900-00

**GRANTOR**

DC FINE HOMES, INC.

**GRANTEE**

COLLEEN G. MCFADYEN and JOSEPH G. SAMANIEGO

3030 E. Jackson Ave. Apt T 1  
Anaheim, CA 92806

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

**DC FINE HOMES, INC., an Oregon Corporation, Grantor,**

conveys and warrants to

**COLLEEN G. MCFADYEN, an unmarried woman and JOSEPH G. SAMANIEGO, an unmarried man,**  
**Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

Lot 13, TRACT 1350, AGENCY LAKESHORE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Except the following encumbrances:  
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$55,000.00.

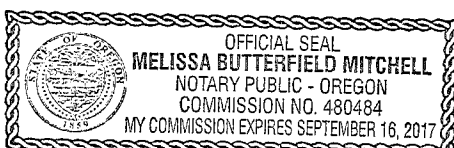
Dated this 10<sup>th</sup> day of May, 2016.

DC FINE HOMES, INC.

BY: [Signature]  
DANIEL W. COOPER, PRESIDENT

State of Oregon  
County of LANE

This instrument was acknowledged before me on May 10, 2016 by DANIEL W. COOPER, as PRESIDENT of DC FINE HOMES INC., an Oregon Corporation.



[Signature]  
(Notary Public for Oregon)  
My commission expires 9.16.17