

2016-005542

Klamath County, Oregon

05/26/2016 01:26:25 PM

Fee: \$47.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Frontier Equity Properties
7047 E Greenway Pkwy Ste 250
Scottsdale, AZ 85254

WARRANTY DEED

THE GRANTOR(S),
- Leta M. Chavez, PO BOX 1140 MAYER, AZ 86333,

for and in consideration of: Three Thousand, One Hundred and Sixty-Eight Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Frontier Equity Properties, LLC an Arizona Limited Liability Company with a mailing address of 7047 E Greenway Pkwy Ste 250, Scottsdale, AZ 85254,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel ID Recorder:Legal Description
R293248 SPRAGUE RIVER VALLEY ACRES, BLOCK 6, LOT 15

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.

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 LAWSUTTS 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:

DATED: 5/20/16

Leta M. Chavez
LETA M. CHAVEZ
PO BOX 1140 MAYER, AZ 86333

Grantor Signatures:

DATED:

PO BOX 1140 MAYER, AZ 86333

STATE OF
COUNTY OF

Coconino
Yavapai . SS: 560-74-1719

This instrument was acknowledged before me on this 20 day of May, 2016
by Leta M. Chavez.



Teresa Robinson

Notary Public

Signature of person taking acknowledgment

GA Manager

Title (and Rank)

My commission expires 9/19/2017