



2016-008025
Klamath County, Oregon
07/28/2016 04:00:12 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Arturo Adrian Briones-Calvario and Hannah E.

Guerrero

3812 Denver Avenue

Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

Arturo Adrian Briones-Calvario and Hannah E.

Guerrero

3812 Denver Avenue

Klamath Falls, OR 97603

File No. 102129AM

STATUTORY WARRANTY DEED

Chelsey Tyree fka Chelsey Arnold and Anthony Tyler Tyree, not as tenants in common but with right of survivorship,

Grantor(s), hereby convey and warrant to

Arturo ~~Adrian~~ Briones-Calvario and Hannah E. Guerrero not as Tenants in Common but with Rights of Survivorship,

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:

Beginning at a point which is 330 feet South of the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being a point on the South line of roadway deeded to Lorenz Co., by William Myer et al., by deed recorded in Book 84, page 482, Deed Records of Klamath County, Oregon; thence East along said line of roadway 179.16 feet; thence South 165 feet, more or less to the center line of the U.S.R.S. Drain Ditch; thence Northwesterly along said ditch centerline to line running North and South distance 20 feet East from the West line of the SE 1/4 NE 1/4 of said Section 10 and being the East half of a road running North and South; thence North to the South line of the road first mentioned, being a portion of SE 1/4 NE 1/4 of said Section 10, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING THEREFROM the portion in the U.S.R.S. Drain Ditch and ALSO EXCEPTING the portion of said premises in roads.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3909-010AD-00500-000

The true and actual consideration for this conveyance is \$127,500.00.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 28 day of July, 2016.

Chelsey D. Tyree
Chelsey Tyree

Anthony Tyler Tyree
Anthony Tyler Tyree

State of Oregon) ss
County of Klamath)

On this 28 day of July, 2016, before me, Lynda West a Notary Public in and for said state, personally appeared Chelsey Tyree and Anthony Tyler Tyree, 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.

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

