

2016-011046

Klamath County, Oregon



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10/17/2016 03:51:40 PM

Fee: \$42.00

## Grantor's Name and Address

Richard R. Kopczak  
PO Box 361  
Chiloquin, OR 97624

## Grantee's Name and Address

Coral Jimenez  
2105 South Hill Road  
Ventura CA 93003

## After Recording Return to:

Coral Jimenez  
2105 South Hill Road  
Ventura CA 93003

## Until requested otherwise, send all tax statements to:

Coral Jimenez  
2105 South Hill Road  
Ventura CA 93003

## WARRANTY DEED

I, Richard R. Kopczak, hereinafter "Grantor" do hereby grant, bargain, convey and sell, for consideration hereinafter stated, to Coral A. Jimenez, hereinafter "Grantee" all of that certain real property, with all right, title and interest, situate in Klamath County, Oregon, described as follows:

Township 33 South, Range 7 East, W.M.

Section 3. East 1/2 of Government lot #2 (20 acres more or less)

This conveyance is made subject to easements, rights of way of record, those apparent on the land and grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 foot wide strip of land laying north of, adjoining and parallel to the southerly boundary.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.000.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

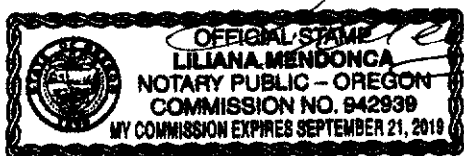
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 4 day of OCT., 2016.

Richard R. Kopczak

STATE OF OREGON, County of Klamath )ss:

ACKNOWLEDGED BEFORE ME this 4 day of October, 2016, by Richard R. Kopczak.



NOTARY PUBLIC

My Commission Expires: Sept. 21, 2019