



2016-011393

Klamath County, Oregon

10/25/2016 03:28:12 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:

Ashley R. Cardenas

3520 Altamont Drive

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Ashley R. Cardenas

3520 Altamont Drive

Klamath Falls, OR 97603

File No. 116787AM

STATUTORY WARRANTY DEED

Kayla A. McKenzie, who acquired title as Kayla A. Newman as to 50% interest, and Kayla Ann McKenzie, Guardian Ad Litem for Kristian Joseph Guerrero, and Kayla Ann McKenzie, Claiming Successor of the Estate of Alex J. Guerrero, as to 50% interest,

Grantor(s), hereby convey and warrant to

Ashley R. Cardenas ,

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:

The North 1/2 of Lot 4, Block 2, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

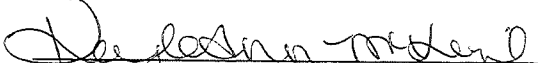
The true and actual consideration for this conveyance is **\$112,000.00.**

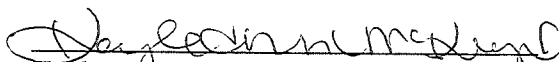
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 25 day of October, 2016


Kayla A. McKenzie

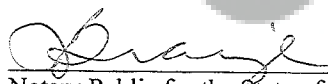

Kayla Ann McKenzie, Guardian Ad Litem for
Kristian Joseph Guerrero


Kayla Ann McKenzie, Claiming Successor of the
Estate of Alex J. Guerrero

State of Oregon } ss
County of Klamath }

On this 25th day of October, 2016, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Kayla A. McKenzie, also known as Kayla Ann McKenzie, individually and as Guardian Ad Litem for Kristian Joseph Guerrero and as Claiming Successor to the Estate of Alex J. Guerrero, 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 County
Commission Expires: 12/3/2018

