



THIS SPACE RESER

**2016-013939**  
Klamath County, Oregon  
12/30/2016 01:51:00 PM  
Fee: \$47.00

After recording return to:

Juliette Angulo

9654 Parakeet Drive

Bonanza, OR 97623

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

Juliette Angulo

9654 Parakeet Drive

Bonanza, OR 97623

File No. 144773AM

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### STATUTORY WARRANTY DEED

**Lloyd S. Lee and Karen J. Lee, husband and wife ,**

Grantor(s), hereby convey and warrant to

**Juliette Angulo ,**

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:

**Lot 4, Block 64, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, in the County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is **\$10,000.00.**

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:

Escrow No. 144773AM

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 28th day of Dec., 2016.

Lloyd S. Lee  
Lloyd S. Lee

Karen J. Lee  
Karen J. Lee

State of OR } ss  
County of KLAMATH }

On this 28th day of Dec., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Lloyd S. Lee and Karen J. Lee, 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.

Debbie Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 9-8-17

