

2017-001799

Klamath County, Oregon



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02/21/2017 03:27:43 PM

Fee: \$52.00

**WARRANTY DEED**

Refugio Rivera Ruiz  
15805 Alicante Road  
La Mirada, CA 90638  
Grantor

Lynna Marcia Kamura  
620 West Lambert, #14  
La Habra, CA 90613

Grantee

After recording return to:  
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that REFUGIO RIVERA RUIZ, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to LYNNA MARCIA KAMURA, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 11, Block 9, TRACT 1107 FIRST ADDITION TO SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Map/Tax/Lot R-3408-022C0-12200-000; R-208457

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

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,

2017 MacArthur  
Returned at Counter

OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10 day of February, 2017.

Refugio Rivera Ruiz  
Refugio Rivera Ruiz

A notary public or other officer completing this certification verifies only the identity of the individual who signed the document to which this certification is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA           )  
  ) ss.  
County of Orange           )

Subscribed and sworn to (or affirmed) before me on 2-10-17, 2017 by Refugio Rivera Ruiz, proved to me on the basis of satisfactory evidence to be the person who appeared before me..

See attachment  
NOTARY PUBLIC

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 5 \_\_\_\_\_  
 6 \_\_\_\_\_

\_\_\_\_\_  
 Signature of Document Signer No. 1

\_\_\_\_\_  
 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

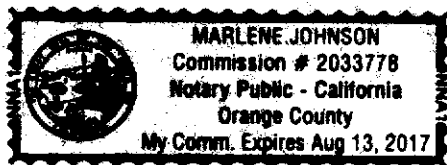
on this 10<sup>th</sup> day of February, 2017,  
 by Date Month Year

(1) Refugio Ruiz Rivera

(and (2) /),  
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence  
 to be the person(s) who appeared before me.

Signature [Signature]  
 Signature of Notary Public



Seal  
 Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed Document Date: 2-10-17  
 Number of Pages: 2 Signer(s) Other Than Named Above: N/A