



2017-005734  
 Klamath County, Oregon  
 05/25/2017 02:02:00 PM  
 Fee: \$47.00

THIS SPACE RESER

After recording return to:  
Alejandro DelCastillo  
712 N 3rd Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Alejandro DelCastillo  
712 N 3rd Street  
Klamath Falls, OR 97601  
 File No. 168006AM

**STATUTORY WARRANTY DEED**

**Loren S. Calvin and Suzanne L. Calvin, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Alejandro DelCastillo,**

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:

**A part of Lots 9 and 10, Block 27, First Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point in the Westerly line of Third Street in the City of Klamath Falls, Oregon, 38 feet in a Northwesterly direction from the most Easterly corner of Lot 10, Block 27, First Addition to the City of Klamath Falls, Oregon; thence running in a Southwesterly direction parallel with Grant Street 70 feet; thence in a Northwesterly direction and parallel with Third Street 36 feet; thence in a Northeasterly direction parallel with Grant Street 70 feet to the Westerly line of Third Street; thence in a Southeasterly direction 36 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$47,500.00.

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:

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 25th day of May, 2017.

Loren S. Calvin  
Loren S. Calvin

Suzanne L. Calvin  
Suzanne L. Calvin

State of Oregon } ss  
County of Klamath }

On this 25th day of May, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Loren S. Calvin and Suzanne L. Calvin, 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 Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 9-8-17

