

177016AM  
470317053277

RECORDING REQUESTED BY:

300 Klamath Ave  
Klamath Falls, OR 97601

2017-006685

Klamath County, Oregon

06/20/2017 09:36:00 AM

Fee: \$52.00



**GRANTOR'S NAME:**

Michael Hilmer and Melodie Hilmer

**GRANTEE'S NAME:**

Donald L. Guches and Linda L. Guches

**AFTER RECORDING RETURN TO:**

Order No.: 470317053277-KA

AmeriTitle

300 Klamath Ave

Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Donald L. Guches and Linda L. Guches

1872 Gabriel Way

Medford, OR 97501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Michael Hilmer and Melodie Hilmer, Grantor, conveys and warrants to Donald L. Guches and Linda L. Guches, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$48,500.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated:

Aug 19, 2017

Michael Hilmer

Melodie Hilmer

State of

Oregon

County of

Tillamook

This instrument was acknowledged before me on

10/19/17

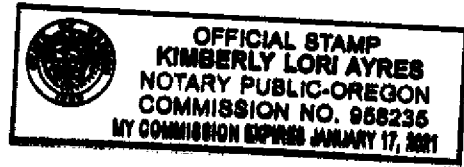
by

Michael Hilmer & Melodie Hilmer

Kimberly L. Ayres  
Notary Public - State of Oregon

My Commission Expires:

1/17/2021



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 24, Block 1, Tract No. 1077, Lakewoods Subdivision, Unit No. 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.