



THIS SPACE RESERVED FOR F

**2017-007435**  
Klamath County, Oregon  
07/03/2017 11:38:00 AM  
Fee: \$47.00

After recording return to:

James Weatherford II

1957 Homedale

Klamath Falls, OR 97603

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

James Weatherford II

1957 Homedale

Klamath Falls, OR 97603

File No. 163060AM

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### STATUTORY WARRANTY DEED

**Jesus Yuste and Johnella Yuste, husband and wife ,**

Grantor(s), hereby convey and warrant to

**James Weatherford II,**

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:

**Portions of Lots 3, E, F, and G in said Block 45 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Northerly side of High Street 120 feet distant Southwesterly from the Southeast, or most Easterly corner of Block 45 of Nichols Addition to the City of Klamath Falls, Oregon; thence Southwesterly along the Northerly line of High Street 64.32 feet; thence Northwesterly and parallel with Tenth Street 120 feet; thence Northeasterly parallel with High Street 64.32 feet; thence Southeasterly and parallel with Tenth Street 120 feet to the place of beginning,**

The true and actual consideration for this conveyance is **\$145,000.00**.

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:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

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 29 day of June, 2017.

Jesus Yuste  
Jesus Yuste  
Johnella J. Yuste  
Johnella J. Yuste

State of Oregon } ss  
County of Klamath }

On this 29 day of June, 2017, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Jesus Yuste and Johnella J. Yuste, 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/19/19

