



THIS SPACE RESERVED FOR

**2017-007621**  
**Klamath County, Oregon**  
07/07/2017 02:45:00 PM  
Fee: \$52.00

After recording return to:

Amy Marie Wheeler

3872 Lake Park Street

Fallbrook, CA 92028

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

Amy Marie Wheeler

3872 Lake Park Street

Fallbrook, CA 92028

File No. 177551AM

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### STATUTORY WARRANTY DEED

**Margaret A. Camara, Trustee of the Camara Family Revocable Living Trust, dated November 30, 2006,**

Grantor(s), hereby convey and warrant to

**Amy Marie Wheeler,**

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:

**Parcel 1**

**The E1/2, E1/2 NW1/4, and Government Lots 1 and 2, Section 30, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.**

**Parcel 2**

**The E1/2 NE1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within Sycan Road.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-3513-00000-00800-000**

**M-184123**

The true and actual consideration for this conveyance is \$360,000.00.

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 5 day of July 2017

Camara Family Revocable Living Trust

Margaret A. Camara Trustee  
Margaret A. Camara, Trustee

State of \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of June, \_\_\_\_\_, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Margaret A. Camara known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Camara Family Revocable Living Trust, dated November 30, 2006, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

*PLEASE see Attachment*

## ACKNOWLEDGMENT

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 EL DORADO

On July 5 2017 before me, Brooke Galloway, Notary Public  
(insert name and title of the officer)

personally appeared Margaret A. Camara  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are  
subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in  
~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bgalloway (Seal)

