



THIS SPACE RESERVED FOR

2017-008531
Klamath County, Oregon
07/31/2017 01:35:00 PM
Fee: \$47.00

After recording return to:

Elizabeth E. Louch

3630 Laverne Avenue

Klamath Falls, OR 97603

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

Elizabeth E. Louch

3630 Laverne Avenue

Klamath Falls, OR 97603

File No. 174396AM

STATUTORY WARRANTY DEED

Maria E. Torres who acquired title as Maria E. Melgoza,

Grantor(s), hereby convey and warrant to

Elizabeth E. Louch,

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:

That portion of Lot 1 Block 1, Second Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows: Beginning at the Northeast corner of Lot 1, Second Addition to Altamont Acres; thence Westerly along the Northerly line of said Lot 1, 142 feet to a point; thence Southerly and parallel to the Easterly line of said Lot 1, 131.5 feet to a point; thence Easterly and parallel with the Northly line of said lot 1, 142 feet to the Easterly line of said lot; thence Northerly along the Easterly line of said Lot 1, 131.5 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$77,500.00**.

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:

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 July day of 25 2017.

Maria E Torres
Maria E Torres

State of Georgia } ss
County of Rockdale

On this 25 day of July, 2017, before me, Freida Carr a Notary Public in and for said state, personally appeared Maria E. Torres, 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.

Freida Carr
Notary Public for the State of Georgia
Residing at: Rockdale Newton
Commission Expires: 7/25/2017

Freida Carr
Notary Public, Newton County, Georgia
My Commission Expires July 11, 2020