



THIS SPACE RESERVED FOR

2017-010105
Klamath County, Oregon
09/06/2017 02:53:00 PM
Fee: \$47.00

After recording return to:

Amy T. Diver

4318 Onyx Ave

Klamath Falls, OR 97603

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

Amy T. Diver

4318 Onyx Ave

Klamath Falls, OR 97603

File No. 182053AM

STATUTORY WARRANTY DEED

Angel Barajas Macias,

Grantor(s), hereby convey and warrant to

Amy T. Diver,

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 Tract of land more particularly described as follows:

Beginning at a point which lies on the West right of way line of Summers Lane North 1°14' West a distance of 680.3 feet and South 89°26' West a distance of 30 feet from the iron pin which marks the Section corner common to Sections 2, 3, 10, and 11 in Township 39 South, Range 9 East of the Willamette meridian, and running thence; Continuing South 89°26' West a distance of 175 feet to an iron pin; thence North 1°14' West a distance of 72.2 feet to an iron pin: thence North 89°26' East a distance of 175 feet to a point on the Westerly right of way line of Summers Lane; thence South 1°14' East along the Westerly right of way line of Summers Lane a distance of 72.2 feet more or less to the point of beginning, being in the South half of the South half of the North half of the Southeast quarter of the Southeast quarter of Section 3, Twp. 39 South, R. 9 East of the Willamette Meridian in Klamath County, Oregon.

Excepting therefrom that portion lying within Mack Avenue.


The true and actual consideration for this conveyance is **\$132,000.00**.

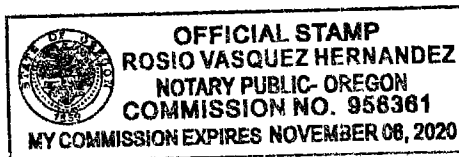
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 September, 2017.

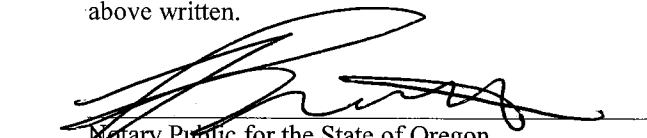

Angel Barajas Macias



State of Oregon } ss
County of Klamath }

On this 5th day of September, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Angel Barajas Macias, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov 08, 2020