



THIS SPACE RESERVED FOR F

2017-010190
Klamath County, Oregon
09/08/2017 03:16:00 PM
Fee: \$47.00

After recording return to:

Rodrigo Duarte Hernandez and Katherine Ellen Duarte
1695 Huron Street
Klamath Falls, OR 97601

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

Rodrigo Duarte Hernandez and Katherine Ellen Duarte
1695 Huron Street
Klamath Falls, OR 97601
File No. 182107AM

STATUTORY WARRANTY DEED

C David Demulder and Betty Jane Ownes Demulder,

Grantor(s), hereby convey and warrant to

Rodrigo Duarte Hernandez and Katherine Ellen Duarte, with right of survivorship,

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:

Lot 19 and that portion of Lot 18 described as follows, to wit Beginning at a point being the Northwest corner of Lot 19, Block 39, Hot Spring Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, thence West along the North line of Lot 18 of said Block 39, 10 feet, thence in a Southerly direction and at right angles to Huron Street to the South line of said Lot 18, thence 10 feet in an Easterly direction along the South line of said Lot 18 to the Southwest corner of Lot 19, thence Northerly along the West line of Lot 19 to the point of beginning, being 10 feet off the East side of Lot 18, all in Block 39 of Hot Spring Addition to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is **\$165,000.00**.

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:

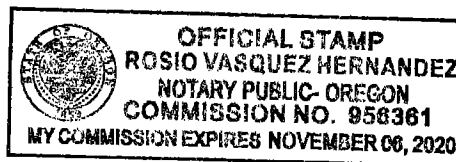
2017-2018 Real Property Taxes, a lien not yet due and payable.

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 8 day of September, 2017.

C David Demulder
C David Demulder

Betty Jane Owens Demulder
Betty Jane Owens Demulder



State of Oregon} ss
County of Klamath

On this 8th day of September, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared C David Demulder and Betty Jane Owens Demulder, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County

Commission Expires: Nov 06, 2020