

**Recording Requested By
First American Title OFS**

Return To: Betsy Miltimore and Daniel Hernandez-Alvarado
6424 Climax Avenue, Klamath Falls, OR 97603

Until a change is requested, please forward all tax statements to:
Betsy Miltimore and Daniel Hernandez-Alvarado
6424 Climax Avenue, Klamath Falls, OR 97603 255133

Tax Assessor's Account No.: R506679

STATUTORY WARRANTY DEED

BETSY MILTIMORE and DANIEL HERNANDEZ, also known as DANIEL HERNANDEZ-ALVARADO, wife and husband, hereinafter referred to as "Grantor", whose mailing address is 6424 Climax Avenue, Klamath Falls, OR 97603, does hereby convey and warrant, unto BETSY MILTIMORE and DANIEL HERNANDEZ-ALVARADO, wife and husband, as tenants by the entirety, hereinafter referred to as "Grantee", whose mailing address is 6424 Climax Avenue, Klamath Falls, OR 97603, the following lands and property together with all improvements located thereon, in the County of Klamath, State of Oregon, to wit:

Lot 6 in Block 9 of Third Addition to Winema Gardens, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Prior Recorded Document Reference:

~~STAT. WARRANTY~~ Deed: Recorded: 9/7/07; Document No.: 2007-015800

Street Address of Real Property: 6424 Climax Avenue, Klamath Falls, OR 97603

The true and actual consideration paid for this transfer in terms of dollars is \$10.00.

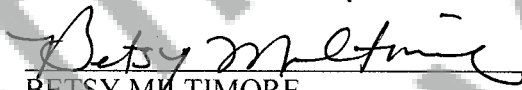
SUBJECT TO:


1. Taxes for the fiscal year 2017-2018, a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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.

IN WITNESS WHEREOF, the said Grantor, has executed this Statutory Warranty Deed this 20 day of September, 2017.

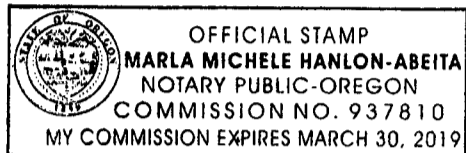

BETSY MILTIMORE


DANIEL HERNANDEZ, also known as
DANIEL HERNANDEZ-ALVARADO

STATE OF OREGON
COUNTY OF Klamath

)
) ss.

The foregoing instrument was signed before me this 20 day of September, 2017
by BETSY MILTIMORE.

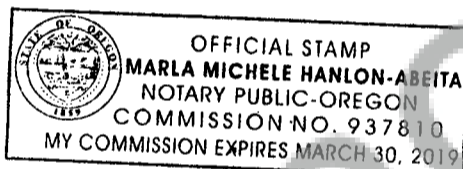


Marla M. Hanlon-Abeita
Notary Public
MARLA MICHELE HANLON-ABEITA
Print Name
My Commission expires: 3/30/2019

STATE OF OREGON
COUNTY OF Klamath

)
) ss.

The foregoing instrument was signed before me this 20 day of September, 2017
by DANIEL HERNANDEZ, also known as DANIEL HERNANDEZ-ALVARADO.



Marla M. Hanlon-Abeita
Notary Public
MARLA MICHELE HANLON-ABEITA
Print Name
My Commission expires: 3/30/2019