



THIS SPACE RESERVED FOR

**2017-011606**

**Klamath County, Oregon**

**10/12/2017 01:59:00 PM**

**Fee: \$47.00**

After recording return to:

Fabian Jaramillo and Megan Jaramillo

1185 Patterson Street

Klamath Falls, OR 97603

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

Fabian Jaramillo and Megan Jaramillo

1185 Patterson Street

Klamath Falls, OR 97603

File No. 192137AM

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### STATUTORY WARRANTY DEED

**Corey G. Fischer and Carrie Fischer, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Fabian Jaramillo and Megan Jaramillo, as Tenants by the Entirety,**

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 located in the SW1/4 of the NE1/4 of the SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the East boundary of Patterson Street, said point being North 89° 55' East a distance of 1345.2 feet and North 0° 16' a distance of 1587.6 feet from the Southwest corner of said Section 36; thence North 89° 39 1/2'; East parallel with Eberlein Avenue, a distance of 125.0 feet; thence North 0° 16' West parallel with Patterson Street a distance of 100.0 feet; thence South 89° 39 1/2' West parallel with Eberlein Avenue a distance of 125.0 feet to the East boundary of Patterson Street; thence South 0° 16' East along the East boundary of Patterson Street, a distance of 100.0 feet, more or less to the point of beginning.**

The true and actual consideration for this conveyance is \$179,000.00.

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.

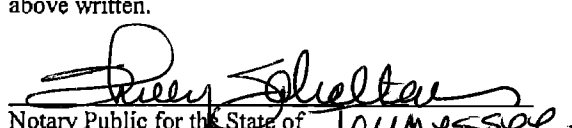
Dated this 3<sup>rd</sup> day of October, 2017.

  
Corey G. Fischer

Carrie Fischer

State of Tennessee } ss  
County of Rutherford }

On this 3<sup>rd</sup> day of October, 2017, before me, Shelly Scholten, a Notary Public in and for said state, personally appeared Carrie Fischer, 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.

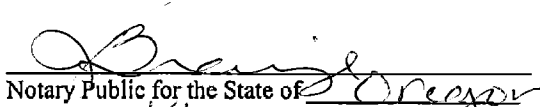
  
Notary Public for the State of Tennessee  
Residing at: Davidson County  
Commission Expires: September 7, 2020



My Commission Expires  
September 7, 2020

State of Oregon } ss  
County of Klamath }

On this 5<sup>th</sup> day of October, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Corey G. Fischer, 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  
Commission Expires: 12/3/2018

