

## THIS SPACE RESERVED FOR

2017-011914

Klamath County, Oregon

10/18/2017 09:15:00 AM Fee: \$52.00

After recording return to:

Jesse J. Di Stefano and Anthony J. Di Stefano

2569 Coos Bay Wagon Rd

Roseburg, OR 97471

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

Jesse J. Di Stefano and Anthony J. Di Stefano

2569 Coos Bay Wagon Rd

Roseburg, OR 97471

File No. 200775AM

## STATUTORY WARRANTY DEED

Hector Abarca and Marbel Abarca, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jesse J. Di Stefano and Anthony J. Di Stefano, not as Tenants in Common, but with rights 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 18 in Block 3, TRACT NO. 1027 - MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$7,700.00.

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:

Signed in Counterpart

Notary Public for the State of Oregon
Residing at: Klamath Fails, Oregon Cowall'S. 012

Commission Expires: 9/2/

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 12th day of October, 2017.	
Hector Abarca Martiel Abarca	
State of Oregon } ss County of Klamath}	
On this 13 day of October, 2017, before me, Turica Pelle 3 a Nota Public in and for said state, personally appeared Hector Abarca, known or identified to me to be the person(s) whose named 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 finabove written.	
Notary Public for the State of Oregon Residing at: Klamath Falls, Oregon Commission Expires: 12 3 25/8	
State of Oregon } ss County of Klamath}	
On this 16 day of October, 2017, before me, Vanessa Garcia a Nota Public in and for said state, personally appeared Mabel Abarca, known or identified to me to be the person(s) whose named large subscribed to the within Instrument and acknowledged to me that he they they executed same.  IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate finabove written.	(s)

OFFICIAL STAMP
VANESSA LEE GARCIA

NOTARY PUBLIC-OREGON
COMMISSION NO. 942425
MY COMMISSION EXPIRES SEPTEMBER 02, 2019

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 195.301, 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.

LAWS 2009, AND SECTIONS 2 TO 1, CHAPTER 8, O	REGON LAWS 2010.
Dated this 12th day of October, 2	017
CASSIV V	
Hector Abarca	
Marbel Abarca	
State of Oregon } ss County of Klamath}	
12th	7. 0-110
On this day of October, 2017, before me,	barca, known or identified to me to be the person(s) whose name(s)
Public in and for said state, personally appeared Hector Al is/are subscribed to the within Instrument and acknowledge	barca, known or identified to me to be the personist whose name s
	and affixed my official seal the day and year in this certificate first
above written.	and arrived my official sear the day and year in this continuate mist
7 00 0000	OFFICIAL STAMP
Toursen Pellegriso	TWILA JEAN PELLEGRINO NOTARY PUBLIC- OREGON
Notary Public for the State of Oregon	COMMISSION NO. 934477
Residing at: Klamath Falls, Oregon Commission Expires: 12.3.2018	MY COMMISSION EXPIRES DECEMBER 03,2018
Commission Expires. 12	
State of Oregon } ss	
County of Klamath}	
On this day of Ostober, 2017, before me,	a Notary
Public in and for said state, personally appeared Mabel A	barca, known or identified to me to be the person(s) whose name(s)
is/are subscribed to the within Instrument and acknowledge	and affixed my official seal the day and year in this certificate first
above written.	amburnace my official sear the day and year in this continuate mist
doove witten.	
Notary Public for the State of Oregon	
Residing at: Klamath Falls, Oregon	
Commission Expires:	