

2017-013696

Klamath County, Oregon



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Fee: \$47.00

Document prepared by: Jeremy Gonzalez, of: 6225 Foxwood Trail, Birmingham, AL 35242

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Parcel ID#:

R-3611-007A0-05500-000

**WARRANTY DEED
(Pursuant to ORS 93.850)(2)**

THIS WARRANTY DEED, made this 7th day of November 2017, by and between:

Judith Tran, whose address is: 3251 N. Park Ave, 1st Floor, Philadelphia, PA 19140 (“grantor”),
and **Jeremy Gonzalez**, whose address is 6225 Foxwood Trail, Birmingham, AL 35242 (“grantee”).

THE GRANTOR, for the true and actual consideration of \$294.00
Two Hundred Ninety Four Dollars and Zero Cents
(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee
the following described real property, situated in Klamath County, Oregon, free of encumbrances.
described as follows:

All that portion of the West 1/2 of the West 1/2 of Government Lot 9, Section 7, Township 36 South, Range
11 East, Willamette Meridian, lying Southerly of Drews Ranch Road and Northerly of the Sprague River.
Subject to the rights of Governmental bodies to any portion of the above land lying below the normal high
water line of the Sprague River. Subject to the conditions, covenants, restrictions, easements, rights and
rights of way of record and those apparent on the ground.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300
(Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation
for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and
Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS
30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY

OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: *Judith Tran*
Print Name: Judith Tran
Capacity: Grantor

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: _____
Capacity: _____

STATE OF ~~Oregon~~ } Pennsylvania
COUNTY OF ~~Klamath~~ } Philadelphia.

On this 13th of Nov, 2017 before me, a notary public, personally appeared Judith Tran

_____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Hoang D. Ton

Notary Public

HOANG D TON

Print Name

Feb 13th, 2020

My commission expires on

[SEAL]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HOANG D. TON, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 13, 2020