

2017-013772

Klamath County, Oregon



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Fee: \$47.00

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

Mail recorded document to: Jeremy Gonzalez, of: 6225 Foxwood Trail, Birmingham, AL 35242

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Parcel ID#'s:

R-3809-032CB-04700-000

R-3809-032CB-00700-000

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 25th day of October, 2017, by and between:

Leslie Rhodes, whose address is: 1616 SE 10th Ave, Canby, OR 97013-7816 ("grantor"),
and **Jeremy Gonzalez**, whose address is 6225 Foxwood Trail, Birmingham, AL 35242 ("grantee").

THE GRANTOR, for the true and actual consideration of \$1,750.00
One Thousand Seven Hundred Fifty 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:

The following described property situated in Klamath County, Oregon: Portion of Lot 1, Section 32,
Township 38 South Range 9 E.W.M., described as follows: All of that portion of said lot 1, Section 32,
lying Southwesterly from the most Southwesterly line of Block 4, and the most Southwesterly line of
Seymour Avenue of said Riverside Addition, and lying West of the Westerly line of Armour Avenue and
Westerly line of said avenue extended Southerly. Also, all of that portion of said lot 1, Section 32, lying
Southerly from the most Southerly line of Bridge Street (West Main) of said Riverside Addition, and
Easterly of the most Westerly line of Armour Avenue extended Southerly and West of the Westerly line
of Block 14 extended Southerly, Riverside Addition according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

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: Leslie Rhodes

Print Name: Leslie Rhodes

Capacity: Grantor

Signature: _____

Print Name: _____

Capacity: _____

Signature: _____

Print Name: _____

Capacity: _____

Signature: _____

Print Name: _____

Capacity: _____

STATE OF Oregon)
COUNTY OF Klamath) CLACKAMAS

On this 28th of October, 2017 before me, a notary public, personally appeared
Leslie Rhodes

_____, 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

Warren Kenneth Holzem

Notary Public

WARREN KENNETH HOLZEM

Print Name

12/30/2018

My commission expires on

[SEAL]

