

2017-014389

Klamath County, Oregon



00214859201700143890010011

12/19/2017 09:43:23 AM

Fee: \$42.00

After recording mail to:
Christopher M. Heaps
45 NW Park Place
Bend, OR 97701

Mail tax statements to:
Roberta Valladao
4810 NW Ice Ave
Terrebonne, OR 97760

WARRANTY DEED

Laura D. E. Freyberger, Trustee under the G. G. Freyberger and Laura D. E. Freyberger Revocable Living Trust Agreement Dated May 26, 1990, Grantor, hereby conveys and warrants to **Roberta Valladao**, Grantee, the following described real property in **Klamath County, Oregon** free of encumbrances except for matters of public record.

The true and actual consideration for this conveyance is \$ 69,000.

Lot 1, Block 5, Tract No. 1093, PINECREST, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

This property is commonly known as 56890 Buckmaster, Bly, OR 97622.

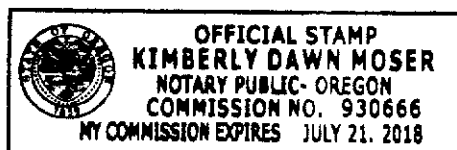
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 4th day of August, 2014.

Laura D. E. Freyberger
Laura D. E. Freyberger, Trustee under the G. G. Freyberger and Laura D. E. Freyberger Revocable Living Trust Agreement Dated May 26, 1990

STATE OF OREGON)
County of Deschutes) ss.

Personally appeared the above-named Laura D. E. Freyberger and acknowledged the foregoing instrument before me this 4 day of August, 2014.



Kimberly Dawn Moser
Notary Public for Oregon