



THIS SPACE RESERVED FOR

2018-000113
Klamath County, Oregon
01/03/2018 01:09:01 PM
Fee: \$52.00

After recording return to:

Fernando Calderon

724 San Remo St

Fairfield, CA 94533

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

Fernando Calderon

724 San Remo St

Fairfield, CA 94533

File No. 208233AM

STATUTORY WARRANTY DEED

Raymond Edward Sievers,

Grantor(s), hereby convey and warrant to

Fernando Calderon,

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:

Lots 5 and 6, Parcel 2, Land Partition 1-70 situated in Sections 9 and 10, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Map of Survey as recorded February 2, 1970 in Volume M70 page 783, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$3,000.00.

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:

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 22 day of December, 2017.

Raymond Edward Sievers
Raymond Edward Sievers

By:

Elaine Jeanette Herrick, his attorney in fact
Elaine Jeanette Herrick, his attorney in fact

State of California } ss
County of _____ }

On this _____ day of December, 2017, before me, _____ a Notary Public in and for said state, personally appeared Elaine Jeanette Herrick as attorney in fact for Raymond Edward Sievers, 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 California
Residing at: _____
Commission Expires: _____

see attached CA
acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Napa

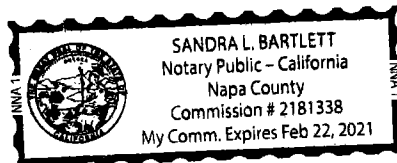
On 12/22/17 before me, Sandra L. Bartlett, notary public,
personally appeared

Elaine Jeanette Herrick as attorney in fact
for Raymond Edward Sievers, who

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sandra L. Bartlett (Seal)

Document Statutory Warranty Deed