



THIS SPACE RESERVED FOR

2018-000231

Klamath County, Oregon

01/05/2018 01:27:01 PM

Fee: \$47.00

After recording return to:

Edwin Zendejas and Saylor R Allred

1554 Derby Street

Klamath Falls, OR 97603

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

Edwin Zendejas and Saylor R Allred

1554 Derby Street

Klamath Falls, OR 97603

File No. 205717AM

### STATUTORY WARRANTY DEED

**Samantha Jeene Gardner, who acquired title as Samantha Jeene Yates,**

Grantor(s), hereby convey and warrant to

**Edwin Zendejas and Saylor R Allred, 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:

**All that portion of Lot 8 in Block 2 of Bryant Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Described as follows: Beginning at the Northeast corner of said Lot 8 and running thence West along the North line of said lot, 143 feet, more or less, to the center of the drain ditch as now constructed; thence in a Southwesterly direction following the center of the drain ditch to the South line of said Lot 8; thence East along the South line of said Lot 170 feet, more or less, to the Southeast corner of said Lot; thence North along the East line of said lot to the place of beginning.**

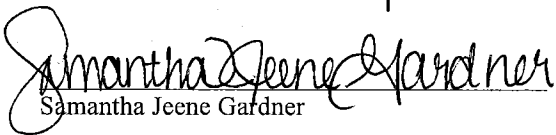
The true and actual consideration for this conveyance is \$139,900.00.

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:

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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.

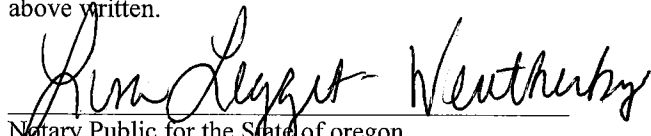
Dated this 4 day of Jan, 2018.

  
Samantha Jeene Gardner

State of oregon } ss  
County of Klamath }

On this 4 day of January, 2018, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Samantha Jeene Gardner, 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 oregon  
Residing at: Klamath  
Commission Expires: 10/19/19

