



2018-001746

Klamath County, Oregon

02/14/2018 09:51:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Juan Carlos Amarilla and Anna Maffei Amarilla

636 Madrone St

Los Banos, CA 93635

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

Juan Carlos Amarilla and Anna Maffei Amarilla

5473 Wocus Dr.

Klamath Falls, OR 97601

File No. 216404AM

STATUTORY WARRANTY DEED

Rachel A. Chevalier who acquired title as Rachel A. Krouse,

Grantor(s), hereby convey and warrant to

Juan Carlos Amarilla and Anna Maffei Amarilla, as Tenants by the Entirety,

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:

A tract of land situated in the NE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

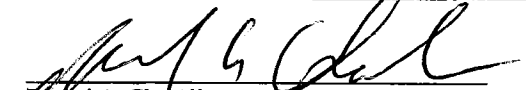
Beginning at a point on the Easterly right of way line of the old Dalles-California Highway, also known as Wocus Road, which point bears North 89°49' West 429.2 feet; thence South 6°20' West 752.2 feet from the center of Section 7, which point is the Northwest corner of the tract herein described; thence South 89°49' East, 486.54 feet to a point; thence South 6°20' West, 90 feet to a point; thence North 89°49' West, 486.54 feet to a point; thence North 6°20' East along said Easterly right of way line of the Dalles-California Highway, 90 feet to the place of beginning.

The true and actual consideration for this conveyance is \$62,500.00.

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.

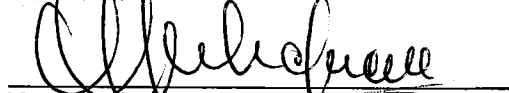
Dated this 6th day of FEBRUARY 2018.


Rachel A. Chevalier

State of NEW JERSEY } ss
County of WARREN }

On this 6th day of FEBRUARY, 2018, before me, MICHAEL H IPEKDJIAN a Notary Public in and for said state, personally appeared Rachel A. Chevalier who acquired title as Rachel A. Kruse, 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
Residing at: 1100 ACCT HACIETTISTOWN, NJ. 07840
Commission Expires:

MICHAEL H. IPEKDJIAN
NOTARY PUBLIC OF NEW JERSEY
ID # 2420740
Commission Expires 5/11/2022

