



THIS SPACE RESERVED FOR RECORDER'S USE

**2018-001801**

**Klamath County, Oregon**

02/15/2018 09:27:01 AM

Fee: \$62.00

After recording return to:

Debra Gisriel

403 Main St

Klamath Falls, OR 97601

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

Debra Gisriel

403 Main St

Klamath Falls, OR 97601

File No. 217952AM

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### STATUTORY WARRANTY DEED

**Siegfried J. Thoma, who acquired title as Siegfired J. Thoma,**

Grantor(s), hereby convey and warrant to

**Debra Gisriel,**

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:

**Lot 264, Running Y Resort, Phase 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$13,000.00.

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 13 day of February, 2018.

Siegfried J. Thoma  
Siegfried J. Thoma

State of Oregon } ss  
County of Washington

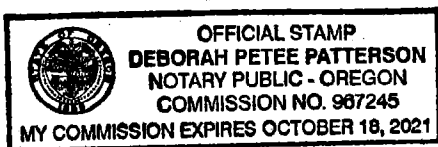
On this 13 day of February, 2018, before me Deborah Petee Patterson a Notary Public in and for said state, personally appeared Siegfried J. Thoma, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Petee Patterson  
Notary Public for the State of Oregon

Residing at: Beaverton, OR 97004

Commission Expires: 10-18-21



Name, Address, Telephone No. & I.D. No.

Brian A. Kretsch, Esq., State Bar No. 159240  
LAW OFFICE OF BRIAN A. KRETSCH, A.P.C.  
110 West "C" Street, Suite 809  
San Diego, California 92101  
(619) 696-6629

Attorney for Trustee(s)

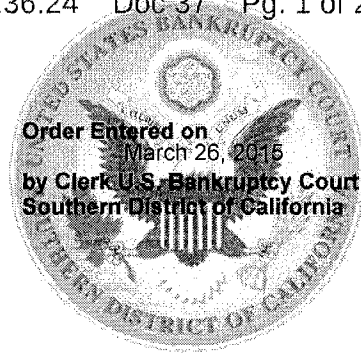
UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF CALIFORNIA

325 West "F" Street, San Diego, California 92101-6991

In Re

PEDRO MORENO & SANDRA L. MORENO,

Debtor.



BANKRUPTCY NO. 14-09326-CL7

Date of Hearing: N/A

Time of Hearing: N/A

Name of Judge: HON. CHRISTOPHER B. LATHAM

**ORDER ON NONCONTESTED**

**NOTICE OF INTENDED ACTION & OPPORTUNITY FOR HEARING  
(To Sell Real Property)**

IT IS ORDERED THAT the relief sought as set forth on the continuation pages attached and numbered two (2) through 2 with exhibits, if any, for a total of 2 pages, is granted. Motion/Application Docket Entry No. 33

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DATED: March 26, 2015

  
Judge, United States Bankruptcy Court

Signature by the attorney constitutes a certification under  
Fed. R. of Bankr. P. 9011 that the relief in the order is the  
relief granted by the court.

Submitted by:

Law Office of Brian A. Kretsch, A.P.C.  
(Firm name)

By: /s/Brian A. Kretsch  
Attorney for Trustee

ORDER ON NONCONTESTED NOTICE OF INTENDED ACTION & OPPORTUNITY FOR HEARING (To Sell Real Property)

DEBTOR: PEDRO MORENO & SANDRA L. MORENO

CASE NO:14-09326-CL7

jrm

Upon the Notice of Intended Action and Opportunity for Hearing with Certificate of Service attached thereto (Document Number 33 on file herein) filed by LEONARD J. ACKERMAN, ("Trustee"), Chapter 7 Trustee herein; said notice having been served upon all creditors and parties in interest; no opposition having been filed; and good cause appearing therefor, it is

ORDERED, ADJUDGED AND DECREED as follows:

1. The Trustee shall be, and hereby is authorized to sell **four (4) undeveloped real property vacant lots located at Klamath Falls, OR 97601, assessor #'s: R-3808-009A0-04000; R-3808-009C0-04800; R-3808-009C0-04900; R-3808-009C0-05000** ("subject property") to Siegfried J. Thoma ("buyer") for the purchase price of \$8,000.00 for each lot (total purchase price: \$32,000.00) in accordance with the *Notice of Intended Action and Opportunity for Hearing (Document Number 33)* and the Vacant Land Real Estate Sale Agreement and Counter Offer attached thereto.

2. Normal closing costs & charges, real property taxes and a 6% real estate broker commission [Court approval for real estate broker listing/employment previously approved by this Court] to be paid through escrow.

SO ORDERED.

## Notice Recipients

District/Off: 0974-3  
Case: 14-09326-CL7

User: kduran  
Form ID: pdfO1

Date Created: 3/26/2015  
Total: 6

### Recipients of Notice of Electronic Filing:

|     |                     |                          |
|-----|---------------------|--------------------------|
| tr  | Leonard J. Ackerman | ljabkatty@gmail.com      |
| aty | Brian A. Kretsch    | brikretsch@sbcglobal.net |
| aty | Leonard J. Ackerman | ljabkatty@gmail.com      |
| aty | Michael Koch        | MLKoch@live.com          |

TOTAL: 4

### Recipients submitted to the BNC (Bankruptcy Noticing Center):

|     |                  |                        |                     |
|-----|------------------|------------------------|---------------------|
| db  | Pedro Moreno     | 13347 Corte de Comares | San Diego, CA 92128 |
| jdb | Sandra L. Moreno | 13347 Corte de Comares | San Diego, CA 92128 |

TOTAL: 2