



THIS SPACE RESERVED FOR

**2018-004084**

**Klamath County, Oregon**

**04/04/2018 02:11:01 PM**

**Fee: \$47.00**

After recording return to:

David Owen Traynor

9242 Wagner Creek Rd

Talent, OR 97540

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

David Owen Traynor

9242 Wagner Creek Rd

Talent, OR 97540

File No. 219752AM

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### STATUTORY WARRANTY DEED

**Benjamin Abarca and Susan Abarca,**

**Trustees or the Successor Trustee(s) of the Abarca Revocable Trust established July 3, 1991,**

Grantor(s), hereby convey and warrant to

**David Owen Traynor,**

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 16 and 17, Block 4 of Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2310-036B0-13000-000**

**R-2310-036C0-00600-000**

The true and actual consideration for this conveyance is \$43,000.00.

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 27<sup>th</sup> day of February, 2018

Benjamin Abarca and Susan Abarca,  
Trustees or the Successor Trustee(s) of the Abarca Revocable Trust established July 3, 1991

Benjamin Abarca  
Benjamin Abarca, Trustee

Susan Abarca  
Susan Abarca, Trustee

State of California } ss.  
County of San Francisco }

On this 27<sup>th</sup> day of February, 2018, before me, Christine Young, a Notary Public in and for said state, personally appeared Benjamin Abarca and Susan Abarca, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Abarca Revocable Trust, and acknowledged to me that they executed the same as Trustee.

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



Christine Young  
Notary Public for the State of California  
Residing at: 1388 Haight St SF CA 94117  
Commission Expires: June 25, 2019

