



THIS SPACE RESERVED FOR RECORDER'S USE

2018-004488
Klamath County, Oregon
04/13/2018 10:37:01 AM
Fee: \$52.00

After recording return to:

George A. Valdespino II

65 Pine Ave# 193

Long Beach, CA 90802

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

George A. Valdespino II

65 Pine Ave# 193

Long Beach, CA 90802

File No. 208574AM

STATUTORY WARRANTY DEED

Barbara Ann Stafford, Trustee of the Ralph E. Stafford and Barbara Ann Stafford Revocable Trust of 1992,

Grantor(s), hereby convey and warrant to

George A. Valdespino II,

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 parcel of land situated in the SE1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point 1650 feet West of the quarter section corner common to Sections 10 and 11, Township 36 South, Range 10 East of the Willamette Meridian; thence due South a distance of 1740 feet; thence West a distance of 990 feet, more or less, to the West line of said SE1/4 of said Section 10; thence North along the West line of said SE1/4 1740 feet to the center of said Section 10; thence East along the North line of said SE1/4 of said Section 10, 990 feet, more or less to the place of beginning. EXCEPTING THEREFROM any portion lying Northeasterly of the Sprague River.

The true and actual consideration for this conveyance is \$89,999.00.

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 11 day of APRIL 2018.

The Ralph E. Stafford and Barbara Ann Stafford Revocable Trust of 1992

By: Barbara Ann Stafford
Barbara Ann Stafford, Trustee

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 _____

On 11 before me, _____,
(Insert name and title of the officer)

personally appeared Barbara Ann Stafford, Trustee of The Ralph E. Stafford and Barbara Ann Stafford Revocable Trust of 1992, 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 _____ (Seal)

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.

California All-Purpose Acknowledgment

State of California

County of San Luis Obispo

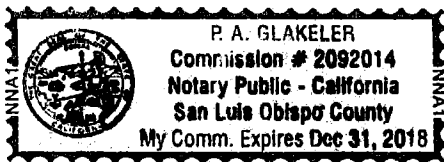
On 4/11/2018 before me, **P. A. Glakeler, Notary Public**, personally appeared

Barbara Ann Stafford

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.



Place Notary Seal Here

Signature: P. A. Glakeler

Signature of Notary Public

Optional

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 4/11/18

Number of Pages: 3

Signer(s) Other Than Named Above N/A

Comments _____