



THIS SPACE RESERVED FOR

**2018-005524**  
**Klamath County, Oregon**  
05/03/2018 03:06:01 PM  
Fee: \$47.00

After recording return to:

Paulina L. Ortiz-Tello

PO Box 550

Bonanza, OR 97623

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

Paulina L. Ortiz-Tello

PO Box 550

Bonanza, OR 97623

File No. 224388AM

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### STATUTORY WARRANTY DEED

**David J. Archuleta and Alicia Archuleta, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Paulina L. Ortiz-Tello,**

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:

**Parcel 2 of Land Partition 61-98 being a portion of vacated Block 101 Bowne Addition to the Town of Bonanza situated in the SE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$135,000.00.

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 2nd day of May, 2018

David J. Archuleta  
David J. Archuleta

Alicia Archuleta  
Alicia Archuleta

State of Oregon } ss  
County of Klamath }

On this 2nd day of May, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **David J. Archuleta and Alicia Archuleta**, 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.

Jenny Annette Brazil  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 12/3/2018

