



2018-006112  
Klamath County, Oregon  
05/18/2018 10:11:01 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

West Coast Construction and Remodel LLC, an Oregon  
Limited Liability Company and Danny Garcia  
1720 Neota St NE  
Salem, OR 97301

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

West Coast Construction and Remodel LLC, an Oregon  
Limited Liability Company and Danny Garcia  
1720 Neota St NE  
Salem, OR 97301  
File No. 227949AM

---

### STATUTORY WARRANTY DEED

**Edwin Hildebrand and Judith Hildebrand,**

Grantor(s), hereby convey and warrant to

**West Coast Construction and Remodel LLC, an Oregon Limited Liability Company and Danny Garcia,**

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 1:**

**Lot 8, Block 28 of Tract 1113 Oregon Shores Unit 2, according to the official plat thereof on file in the office of  
the County Clerk, Klamath County, Oregon.**

**Parcel 2:**

**Lot 10 in Block 43 of Tract 1184, Oregon Shores Unit 2, First Addition, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon.**

**Parcel 3:**

**Lot 28, Block 44, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$40,000.00.

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 30 day of April, 2018.

Edwin Hildebrand  
Edwin Hildebrand

Judith Hildebrand  
Judith Hildebrand

State of Oregon } ss  
County of Deschutes }

On this 30<sup>th</sup> day of April, 2018, before me, Edith Kay Aldridge a Notary Public in and for said state, personally appeared Edwin Hildebrand and Judith Hildebrand, 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.

Edith Kay Aldridge  
Notary Public for the State of Oregon  
Residing at: LARNE  
Commission Expires: 1-07-2022

