



THIS SPACE RESERVED FOR

2018-006812

Klamath County, Oregon

06/05/2018 11:30:00 AM

Fee: \$87.00

After recording return to:

Gillian Alexandra Bayley and Patrice Martel

1730 Quail Ridge Drive

Klamath Falls, OR 97601

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

Gillian Alexandra Bayley and Patrice Martel

1730 Quail Ridge Drive

Klamath Falls, OR 97601

File No. 223355AM

STATUTORY WARRANTY DEED

Cecelia M. Amuchastegui,

Grantor(s), hereby convey and warrant to

Gillian Alexandra Bayley and Patrice Martel, as Tenants by the Entirety,

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 1 in Block 3 of TRACT 1263, QUAIL RIDGE SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH A parcel of land situated in the NE1/4 of the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

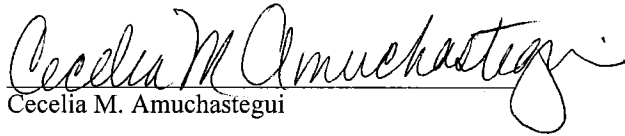
Beginning at the Southwest corner of Lot 1, Block 3 of Tract 1263-Quail Ridge Subdivision; thence along South line of said Lot 1, South 61° 54' 39" East 118.32 feet to the Southeast corner of said Lot 1; thence South 25° 59' 00" West 21.01 feet; thence North 61° 54' 39" West 106.64 feet to the Southerly extension of the Westerly line of said Lot 1; thence North 02° 34' 04" West 24.41 feet to the point of beginning with bearings based on Property Line Adjustment 12-06.

The true and actual consideration for this conveyance is \$523,000.00.

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.

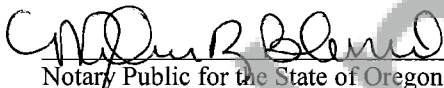
Dated this 1 day of June, 2018.


Cecelia M. Amuchastegui

State of Oregon } ss
County of Klamath }

On this 1 day of June, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Cecelia M. Amuchastegui, 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.


Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: March 15, 2022

