



THIS SPACE RESERVED FOR

**2018-008947**

**Klamath County, Oregon**

**07/27/2018 02:52:01 PM**

**Fee: \$87.00**

After recording return to:

Gregory Paul Houser Jr. and Lisa Ann Marchese

10615 Cozzi Ave

Dos Palos, CA 93620

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

Gregory Paul Houser Jr. and Lisa Ann Marchese

10615 Cozzi Ave

Dos Palos, CA 93620

File No. 240306AM

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### STATUTORY WARRANTY DEED

**Esther E. Burley,**

Grantor(s), hereby convey and warrant to

**Gregory Paul Houser Jr. and Lisa Ann Marchese, 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:

**The NE1/4 of the SW1/4 and all that portion of the NW1/4 of the SE1/4 lying Westerly of the center thread of the Williamson River, in Section 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that portion lying within the right of way of the Southern Pacific Railroad formerly the Central Pacific Railway Co.**

The true and actual consideration for this conveyance is \$35,000.00.

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:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

*875mt*

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 25 day of July, 2018

Esther E. Burley  
Esther E. Burley

State of CA } ss  
County of Del Norte

On this 25<sup>th</sup> day of July, 2018, before me,

Debbie J. Olson a Notary Public in and for said state, personally appeared Esther E. Burley 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.

Debbie J. Olson  
Notary Public for the State of CA  
Residing at: Crescent City, CA  
Commission Expires: 11/30/2020

