



THIS SPACE RESERVED FOR

2018-009674
Klamath County, Oregon
08/15/2018 12:03:01 PM
Fee: \$87.00

After recording return to:
Guillermo Sereno and Lillian Sereno
210 W Oregon Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Guillermo Sereno and Lillian Sereno
210 W Oregon Ave
Klamath Falls, OR 97601
File No. 247297AM

STATUTORY WARRANTY DEED

Eric J. Tipler and Samantha L. Tipler, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Guillermo Sereno and Lillian Sereno, 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 2 in Block 48 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
TOGETHER WITH that portion of vacated West Oregon Avenue which inured thereto by Ordinance No. 6393, recorded June 11, 1982, in Volume M82 at page 7457, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$171,250.00.
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.

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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 10 day of August, 2018.

[Signature]
Eric J. Tipler

[Signature]
Samantha L. Tipler

State of Oregon } ss
County of Lamhill }

On this 10 day of August, 2018, before me, Amy Faulkner a Notary Public in and for said state, personally appeared Eric J. Tipler and Samantha L. Tipler, 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.

[Signature]
Notary Public for the State of Oregon

Residing at: 107 N. 4th St, Corvallis, OR 97331

Commission Expires: April 2, 2021

