



THIS SPACE RESERVED FOR

2018-009726

Klamath County, Oregon

08/16/2018 02:08:01 PM

Fee: \$87.00

After recording return to:

Desiree Farrar

1107 W Oregon Ave

Klamath Falls, OR 97601

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

Desiree Farrar

1107 W Oregon Ave

Klamath Falls, OR 97601

File No. 242374AM

STATUTORY WARRANTY DEED

Judy B. Jimenez,

Grantor(s), hereby convey and warrant to

Desiree Farrar, a married woman as her sole and separate property,

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:

All of Lot 3, including therein a 16 foot vacated portion of West Oregon Avenue, and excluding therefrom the Northwesterly 85 feet of Lot 3 Block 8, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$199,500.00.

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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87

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 14 day of August, 2018.

Judy B Jimenez by Linda Roberts
as her attorney in fact
Judy B. Jimenez by Linda Roberts as her attorney in fact

State of Washington ss.
County of King

On this 14th day of August, 2018, before me, Sandra A St. Luise, a Notary Public in and for said state, personally appeared Linda Roberts known or identified to me to be the person X whose name X subscribed to the within instrument as Attorney-in-fact of Judy B. Jimenez, and acknowledged to me that she subscribed the name of Judy B. Jimenez as principal and her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Sandra A. St. Luise
Notary Public for the State of WA
Residing at: Everett, WA
Commission Expires: May 13, 2020

