



THIS SPACE RESERVED FOR

2018-009875
Klamath County, Oregon
08/21/2018 11:47:01 AM
Fee: \$87.00

After recording return to:

David M Hester and Terri M Hester

18207 South Hwy 211

Molalla, OR 97038

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

David M Hester and Terri M Hester

18207 South Hwy 211

Molalla, OR 97038

File No. 249049AM

STATUTORY WARRANTY DEED

Richard Guentner and Wendy-Kay Guentner, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

David M Hester and Terri M Hester, 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 9 in Block 5 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2607-001B0-01700-000

The true and actual consideration for this conveyance is \$26,250.00.

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.

Return to:



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 20th day of August, 2018.

Richard Guentner

Richard Guentner

Wendy Kay Guentner

Wendy Kay Guentner

State of Oregon } ss
County of Washington }

On this 20th day of August, 2018, before me, Noopur Shrivastava a Notary Public in and for said state, personally appeared Richard Guentner and Wendy Kay Guentner, 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.

Noopur Shrivastava
Notary Public for the State of Oregon
Residing at: Hillsboro
Commission Expires: Sep 11 2021

