

2018-010316

Klamath County, Oregon



00227731201800103160030037

08/28/2018 11:07:25 AM

Fee: \$92.00

Grantor's Name and Address

GEORGIA JUAREZ
3406 Shield Crest Drive
Klamath Falls, OR 97603

Grantee's Name and Address

GEORGIA JUAREZ, Trustee of the
GEORGIA JUAREZ TRUST
3406 Shield Crest Drive
Klamath Falls, OR 97603

After recording, return to:

DEASON GARNER LAW FIRM
6024 E. 32nd Street
Yuma, AZ 85365

Until requested otherwise, send all tax statements to:

GEORGIA JUAREZ
3406 Shield Crest Drive
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

GEORGIA JUAREZ, an unmarried woman, Grantor, conveys to GEORGIA JUAREZ, Trustee, or her successors in interest, under the GEORGIA JUAREZ TRUST, dated March 26, 2018, and any amendments thereto, Grantee, the following real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT A

SUBJECT TO: Easements, conditions and restrictions of record on file with the County of Klamath.

The true consideration for this conveyance is \$ NONE (Here, comply with the requirements of ORS 93.030.)

This instrument has been prepared by Deason Garner Law Firm solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by client.

DATED: April 19, 2018

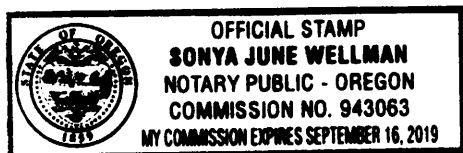
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Georgia Juarez
GEORGIA JUAREZ

STATE OF Oregon
COUNTY OF Klamath

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SS
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This instrument was acknowledged before me on April 19, 2018, by GEORGIA JUAREZ.



Sonya June Wellman
Notary Public

My commission expires 09/16/2019

EXHIBIT A

Unit A of Building #2, Stage XI, Plat of Tract 1271, Shield Crest Condominiums, being a portion of Lot 11, Block 4 of Tract 1257- Resubdivision of a portion of the First Addition to Shield Crest, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.