



THIS SPACE RESERVED FOR

2018-011056

Klamath County, Oregon

09/12/2018 09:15:01 AM

Fee: \$87.00

After recording return to:

Salvador Lopez Guerra and Genoveva Rivera Abrica

5418 Shalynn Drive

Klamath Falls, OR 97603

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

Salvador Lopez Guerra and Genoveva Rivera Abrica

5418 Shalynn Drive

Klamath Falls, OR 97603

File No. 251296AM

STATUTORY WARRANTY DEED

Brower Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Salvador Lopez Guerra and Genoveva Rivera Abrica, 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 22, Tract 1488 - Partridge Hill - Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$246,000.00.

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.

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 8th day of September, 2018.

Brower, Inc., an Oregon Corporation

By: [Signature]
Cory J. Plummer, Successor Co-Trustee of the
James D. Plummer Trust, Secretary of Brower, Inc.

State of Oregon}ss.
County of CLACKAMAS}

On this 8th day of September, 2018, before me, RANDY PAUL PULLMAN, a Notary Public in and for said state, personally appeared Cory J. Plummer known to me to be the Successor Co-Trustee of the James D. Plummer Trust, as Secretary of Brower, Inc., an Oregon Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he executed the foregoing in said Corporation name.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Randy Paul Pull
Notary Public for the State of Oregon
Residing at: ESTACADA, OR.
Commission Expires: 9/2/2019

