



THIS SPACE RESERVED FOR

2019-000268

Klamath County, Oregon

01/10/2019 10:04:00 AM

Fee: \$87.00

After recording return to:

Francisco DeDios and Adelaida DeDios

12445 Haster St

Garden Grove, CA 92840

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

Francisco DeDios and Adelaida DeDios

12445 Haster St

Garden Grove, CA 92840

File No. 272183AM

STATUTORY WARRANTY DEED

AMOS Financial LLC, an Illinois Limited Liability Company,

Grantor(s), hereby convey and warrant to

Francisco DeDios and Adelaida DeDios, 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:

Parcel 1:

TRACT 13, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

That portion of Lots 28 and 29, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, lying East of the U.S.R.S. Drain.

The true and actual consideration for this conveyance is \$110,000.00.

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:

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 January, 2019.

Amos Financial LLC, an Illinois Limited Liability Company

By: [Signature]
Ohanne Korogluyan, Manager

State of Illinois } ss
County of Lake }

On this 8th day of January, 2019, before me,
John Carroll

a Notary Public in and for said state, personally appeared Ohanne Korogluyan known or identified to me to be the Managing Member in the Limited Liability Company known as Amos Financial LLC, an Illinois Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC 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.

[Signature]
Notary Public for the State of Illinois
Residing at: 3330 Skokie Valley Rd., #301, Highland Park, IL 60035
Commission Expires: 4/24/20

