



THIS SPACE RESERVED FOR

2019-002515

Klamath County, Oregon

03/19/2019 12:06:01 PM

Fee: \$87.00

After recording return to:

Lupita Camargo and Christopher Camargo

934 Applewood Street

Klamath Falls, OR 97603

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

Lupita Camargo and Christopher Camargo

934 Applewood Street

Klamath Falls, OR 97603

File No. 279578AM

STATUTORY WARRANTY DEED

Vivian L. Zakour,

Grantor(s), hereby convey and warrant to

Lupita Camargo and Christopher Camargo, 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:

The Southerly 25.7 feet of Lot 48 and the Northerly 51.4 feet of Lot 49 of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

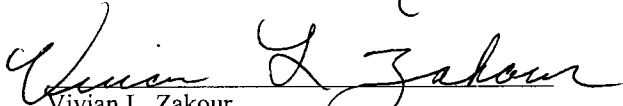
Beginning at the Northeast corner of said Lot 49, thence South along the East line of said Lot 51.4 feet to a point; thence West parallel to the North line of said Lot to a point on the West line of said Lot which is 51.4 feet South of the Northwest corner of said lot; thence North along the West line of said Lot 49 and Lot 48 to a point on the West line of said Lot 48 which is 25.7 feet North of the Southwest corner of said Lot 48; thence East parallel to the South line of said Lot 48 to a point on the East line of said Lot 48 which is 25.7 feet North of the Southeast corner of said Lot 48; thence South along the East line of said Lots to the point of beginning.

The true and actual consideration for this conveyance is \$155,000.00.

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 13 day of March, 2019.


Vivian L. Zakour

State of Oregon } ss
County of Klamath }

On this 13 day of March, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Vivian L. Zakour, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 15, 2022

