



THIS SPACE RESERVED FOR

**2019-002554**

**Klamath County, Oregon**

**03/20/2019 02:11:00 PM**

**Fee: \$87.00**

After recording return to:

Jerry Aguiar

710 Daffney Lane

Central Point, OR 97502

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

Jerry Aguiar

710 Daffney Lane

Central Point, OR 97502

File No. 283448AM

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### STATUTORY WARRANTY DEED

**Andrea D. Cook, Trustee, or her Successor in Trust,  
under the Andrea D. Cook Living Trust dated April 25, 2012, and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Jerry Aguiar,**

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:

**Lots 126 and 127 of Third Addition to Sportsman Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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

**R-3606-003BD-02100-000**

**R-3606-003BD-02000-000**

The true and actual consideration for this conveyance is \$20,000.00.

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 3/12/19 day of March, 2019

Andrea D. Cook Living Trust

By: Andrea D. Cook-Sesar  
Andrea D. Cook-Sesar, Trustee

State of Oregon} ss.  
County of Jackson}

On this 12 day of March, 2019, before me, Steven R. Champlain a Notary Public in and for said state, personally appeared Andrea D. Cook-Sesar known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Andrea D. Cook Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

SR Champlain  
Notary Public for the State of Oregon»

Residing at: Medford

Commission Expires: ~~2/16/2020~~ 2/13/23

