

2019-006461

Klamath County, Oregon

06/10/2019 11:24:01 AM

Fee: \$87.00

RECORDING REQUESTED BY  
OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.: 5513008039  
APN:

WHEN RECORDED MAIL TO

Bradie McColly  
2208 Laurel Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENT TO

Bradie McColly  
2208 Laurel Street and Riverview BLK-4 Lot-7  
Klamath Falls, OR 97601

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Fred Rodriguez and Greta Rodriguez, Grantor, conveys and warrants to Bradie McColly, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

Lots 6 and 7, Block 4, RIVERVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The described real property is free of all liens and encumbrances except (if none, so state): NONE

The true and actual consideration paid for this transfer, stated in terms of dollars is \$20,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Amended 302.338 Am

Dated this 8<sup>th</sup> day of June, 2019.

Fred Rodriguez  
Fred Rodriguez

Greta Rodriguez  
Greta Rodriguez

STATE OF CALIFORNIA OREGON  
County of ISLAMATH

This instrument was acknowledged before me on this 8<sup>th</sup> day of June, 2019 by Fred Rodriguez and Greta Rodriguez.

Jo Ann Rue Siebecke  
Notary Public for California  
My Commission Expires:

