



THIS SPACE RESERVED FOR

2019-010303

Klamath County, Oregon

09/05/2019 08:43:52 AM

Fee: \$87.00

After recording return to:

Kathryn A. Du Bois

P.O. Box 56

Sprague River, OR 97639

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

Kathryn A. Du Bois

P.O. Box 1255

Lakeview, OR 97630

File No. 314691AM

STATUTORY WARRANTY DEED

Juan Moreno,

Grantor(s), hereby convey and warrant to

Kathryn A. Du Bois,

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:

Lots 20 and 21, Block 10, SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 4, 5 and 6, Parcel No. 3, Land Partition 1-70, situated in Sections 9 and 10, T36S, R 11 E.W.M., Map of Survey as recorded February 2, 1970 in Book M70, page 783, Klamath County, Oregon Deed Records.

The true and actual consideration for this conveyance is \$29,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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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 31 day of AUG, 2019.

Juan Moreno
Juan Moreno

State of CA } ss
County of Lake }

On this 31 day of AUG, 2019, before me, Pamela Ezra a Notary Public in and for said state, personally appeared Juan Moreno, 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.

Pamela Ezra
Notary Public for the State of CA
Residing at: Kelseyville, CA 95451
Commission Expires: Aug 22, 2021

