



THIS SPACE RESERVED FOR

2019-013115

Klamath County, Oregon

11/08/2019 01:22:01 PM

Fee: \$87.00

After recording return to:

Demetrio Ibarra and Estela Ibarra

2529 Crest Street

Klamath Falls, OR 97603

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

Demetrio Ibarra and Estela Ibarra

2529 Crest Street

Klamath Falls, OR 97603

File No. 321552AM

### STATUTORY WARRANTY DEED

**Gordon Ray McDonald and Rene M. Allen, with full rights of survivorship,**

Grantor(s), hereby convey and warrant to

**Demetrio Ibarra and Estela Ibarra, 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:

**Lot 12 in Block 7 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**SAVING AND EXCEPTING** Commencing at the N.W. corner of Lot 12 in Block 7 of ALTAMONT ACRES; thence Southerly along the Westerly line of said Lot 12 Block 7 ALTAMONT ACRES a distance of 141.8 feet; thence Easterly along the Southerly line of said Lot 12, Block 7 ALTAMONT ACRES distance of 186 feet; thence Northerly parallel to the Westerly line of said Lot 12 Block 7 ALTAMONT ACRES a distance of 91.8 feet; thence Westerly parallel with the Northerly line of Lot 12 Block 7 ALTAMONT ACRES a distance of 93 feet; thence Northerly parallel to the Westerly line of Lot 12 Block 7, ALTAMONT ACRES a distance of 50 feet; thence Westerly along the Northerly line of Lot 12 Block 7 ALTAMONT ACRES a distance of 93 feet to the point of beginning.

**ALSO SAVING AND EXCEPTING** any portion lying within the right of way of Bisbee Street.

The true and actual consideration for this conveyance is \$182,500.00.

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 7 day of November, 2019.

Gordon Ray McDonald  
Gordon Ray McDonald

Rene M. Allen  
Rene M. Allen

State of Oregon } ss  
County of Klamath }

On this 7 day of November, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Gordon Ray McDonald and Rene M. Allen, 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22

