



2019-014245

Klamath County, Oregon

12/09/2019 01:34:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Clinton W Partsafas and Mary A Partsafas and Donald
L Guches and Linda L Guches

914 Lozier Lane

Medford, OR 97501

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

Clinton W Partsafas and Mary A Partsafas and Donald
L Guches and Linda L Guches

914 Lozier Lane

Medford, OR 97501

File No. 336965AM

STATUTORY WARRANTY DEED

Michael Hilmer,

Grantor(s), hereby convey and warrant to

**Clinton W. Partsafas and Mary A. Partsafas, as Tenants by the Entirety as to an undivided 50% interest and
Donald L. Guches and Linda L. Guches, as Tenants by the Entirety as to an undivided 50% interest,**

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 25, Block 1, Tract No. 1077, Lakewoods Sub. Unit No. 3, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon.**

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

3805-005A0-03500

The true and actual consideration for this conveyance is \$40,000.00.

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.

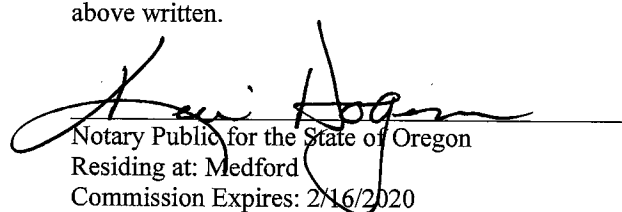
Dated this 5 day of December, 2019.


Michael Hilmer

State of Oregon } ss
County of Jackson }

On this 5 day of December, 2019, before me, Kelli S. Hogenson a Notary Public in and for said state, personally appeared Michael Hilmer, 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: Medford
Commission Expires: 2/16/2020

