



THIS SPACE RESERVED FOR

**2019-014572**

**Klamath County, Oregon**

**12/16/2019 02:47:01 PM**

**Fee: \$87.00**

After recording return to:

Alison Parsons and Gregory Peter Ashbach

6201 Teare Ln

Bonanza, OR 97623

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

Alison Parsons and Gregory Peter Ashbach

6201 Teare Ln

Bonanza, OR 97623

File No. 333679AM

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**STATUTORY WARRANTY DEED**

**Donna DeJesus,**

Grantor(s), hereby convey and warrant to

**Alison Parsons and Gregory Peter Ashbach, with right of survivorship,**

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 of Land Partition 54-95 being Parcel 1 of Land Partition 31-95 located in the W1/2 of the SW1/4 and the SW1/4 of the NW1/4 of Section 19, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$260,000.00.

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 12 day of December, 2019

Donna DeJesus  
Donna DeJesus

State of Florida } ss  
County of Flagler }

On this 12 day of December, 2019, before me, LeeAnn Colwell a Notary Public in and for said state, personally appeared Donna DeJesus, 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.

LeeAnn Colwell  
Notary Public for the State of Florida  
Residing at: Klamath Palm Coast  
Commission Expires: 2/2/22

