



THIS SPACE RESERVED FOR

2019-014775

Klamath County, Oregon

12/19/2019 02:34:00 PM

Fee: \$87.00

After recording return to:

Courtney Valenzuela

5333 HWY 39

Klamath Falls, OR 97603

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

Courtney Valenzuela

5333 HWY 39

Klamath Falls, OR 97603

File No. 335715AM

STATUTORY WARRANTY DEED

Debra Ebner and Charles Ebner, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Courtney Valenzuela,

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 2 of Land Partition 10-96, being Parcel 1 of Land Partition 53-95, situated in the NW1/4 SW1/4 of
Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$184,900.00.

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 18 day of December, 2019

Debra Ebner
Debra Ebner

Charles Ebner
Charles Ebner

State of Oregon } ss
County of Klamath }

On this 18 day of December, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Debra Ebner and Charles Ebner, 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.

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

