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THIS SPACE RESERVED FOR

**2020-015175**

**Klamath County, Oregon**

**11/20/2020 08:51:01 AM**

**Fee: \$87.00**

After recording return to:

Abel Flores Estrada and Abel Flores Serrato

PO Box 199

Malin, OR 97632

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

Abel Flores Estrada and Abel Flores Serrato

PO Box 199

Malin, OR 97632

File No. 389224AM

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### STATUTORY WARRANTY DEED

**Debra A. Vedder, formerly known as Debra A. Reinke, Trustee (or any successor Trustee) of the Debra A. Paddock Trust agreement under Agreement dated December 20, 1990, as amended,**

Grantor(s), hereby convey and warrant to

**Abel Flores Estrada and Abel Flores Serrato, not as Tenants in Common, but with rights 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:

**Lot 31, FIRST ADDITION TO EVERGREEN MEADOWS - TRACT 1329, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$120,000.00.

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 18<sup>th</sup> day of November, 2020.

Debra A. Paddock Trust

By: Debra A. Vedder, Trustee  
Debra A. Vedder, Trustee

State of Arizona} ss.

County of Maricopa}

On this 18<sup>th</sup> day of November, 2020, before me, Joel Gose, a Notary Public in and for said state, personally appeared Debra A. Vedder known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Debra A. Paddock Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Joel Gose  
Notary Public for the State of Arizona»  
Residing at: Peoria  
Commission Expires: 01/21/2023

