



2020-015202

Klamath County, Oregon

11/20/2020 12:00:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Sabrina Arvizu and Alexander Arvizu

21838 Pow Wow Ln.

Chiloquin, OR 97624

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

Sabrina Arvizu and Alexander Arvizu

21838 Pow Wow Ln.

Chiloquin, OR 97624

File No. 405859AM

STATUTORY WARRANTY DEED

Edward L. Hines, who acquired title as Edward A. Hines and Georgia A. Hines, Charles E. Hines and Tamala R. Hines, not as tenants in common but with the right of survivorship

Grantor(s), hereby convey and warrant to

Sabrina Arvizu and Alexander Arvizu, 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:

PARCEL 1:

Lot 1 in Block 43 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 2, Block 43, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lot 34, Block 43, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$60,000.00.

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:

(3)
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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 17 day of Nov, 2020.

Charles Edward Hines
Charles Edward Hines

Tamala Ritz Hines
Tamala Ritz Hines

Edward Hines
Edward Hines

Georgia Hines
Georgia Hines

State of IN } ss
County of Jennings

On this 17 day of Nov, 2020, before me, Diane Hawes, a Notary Public in and for said state, personally appeared Edward A. Hines, Georgia A. Hines, Charles E. Hines and Tamala R. Hines, 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 IN
Residing at: 10042 E Lake Shore Drs
Commission Expires: Hope IN 47246
3-7-2023

