

2021-007429

Klamath County, Oregon



00279838202100074290020024

05/10/2021 01:21:37 PM

Fee: \$87.00

After Recording Return To:  
**Juan Manuel Garcia Lopez**  
**P.O.Box 8103**  
**Santa Rosa,CA 95407**

Until a change is requested all tax

Documents shall be sent to the following address:

**(Same as above)**

### **STATUTORY WARRANTY DEED**

**Dylan Fremouw and Brooke Couchmen**

Herein called grantor, convey(s) and warrant(s) to

**Juan Manuel Garcia Lopez**

Herein called grantee all that real property situated in the County of Klamath described as

**LOT 13, BLOCK 3, KLAMATH FOREST ESTATES, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON THE FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY OREGON**

**APN#: 259641**

**MapTaxLot#: 3510-015A0-02900-000**

And covenant(s) the grantor is the owner of the above described property free of all encumbrances except covenants, conditions,restrictions,reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation or drainage; and except any real property taxes due but not yet payable: and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$7,500.00

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS  
RIGHTS, IF ANY UNDER ORS 195.300, 195.301, 195.305 TO 195.336 AND  
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2  
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7  
,CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW  
USE OF THE PROPERTY DESCRIBED IN THE 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 TO 195.336 AND SECTION 5 TO 11 CHAPTER 424 OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855 OREGON LAWS 2009, AND SECTIONS 2 TO 7 CHAPTER 8, OREGON LAWS 2010.

Dated : 05/10/2021

By: *Dylan Fremouw*  
Dylan Fremouw

By: *Brooke Couchmen*  
Brooke Couchmen

State Of Oregon, County of Klamath

On 05-10-2021 personally appeared the above names Dylan Fremouw and Brooke Couchmen acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Paula Harris*  
Notary Public for: Oregon  
My commission expires: DEC 13, 2024

