



THIS SPACE RESERVED FOR

2021-017857
Klamath County, Oregon
12/01/2021 02:55:01 PM
Fee: \$87.00

After recording return to:

Kimberly D. Barragan

10335 Rubicon Ave.

Stockton, CA 95219

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

Kimberly D. Barragan

10335 Rubicon Ave.

Stockton, CA 95219

File No. 504082AM

STATUTORY WARRANTY DEED

Susan J. Roberts,

Grantor(s), hereby convey and warrant to

Kimberly D. Barragan, a married woman, as her sole and separate property

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:

The Westerly 61.4 feet of Lot 7, Block 92, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, being 61.4 feet along Upham Street and the Easterly line of this parcel of land being parallel to the Easterly line of said Lot 7, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$160,000.00.

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:

87

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 29th day of Nov, 2021.

Susan J. Roberts
Susan J. Roberts

State of WI } ss
County of Marathon }

On this 29th day of November, 2021, before me, Bee Kong, a Notary Public in and for said state, personally appeared Susan J. Roberts, 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.

Bee Kong

Notary Public for the State of WI
Residing at: 2230 Marbella Dr Kronenwetter WI 54455
Commission Expires: 12/8/2024

Bee Kong
Notary Public, State of Wisconsin