

2023-000914

Klamath County, Oregon 02/09/2023 02:17:01 PM

Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Sergio Arias Esparza and Rosa Elena Arias
4515 Avalon Place
Klamath Falls, OR 97603
Until a change is requested all tax statements shall be sent to the following address: Sergio Arias Esparza and Rosa Elena Arias
4515 Avalon Place
Klamath Falls, OR 97603
File No. 574219AM

STATUTORY WARRANTY DEED

Melanie Wilcher as to an undivided 1/3 Interest and Marcus E. Wilcher as to an undivided 1/3 Interest and Michael L. Wilcher as to an undivided 1/3 Interest as Tenants in Common,

Grantor(s), hereby convey and warrant to

Sergio Arias Esparza and Rosa Elena Arias, 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:

Lot 14 in Block 1 of THIRD ADDITION TO ALTAMONT ACRES, 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 \$35,000.00.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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 day of _					1
Melanie Wilcher	The state of the s	na da			
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			Strain Strain		1.
Michael L. Wilcher	이 화기를 걸로 된다. 저는 남편은				
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Marcus E. Wilcher	- The state of th		The Francisco Land		
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State of } ss					1
County of}		ing to the state of the state			ł
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	, 2023, before me,			a Notary	
	appeared Melanie Wilcher, known			ose name(s)	is/are
	ment and acknowledged to me that he ave hereunto set my hand and affixed			certificate fi	rci
above written.	greener outlies set my hand and arriver	a my official scal the c	ay and year in this	ooruncate n	100
and the second s					
Notary Public for the State of					
Residing at: Commission Expires:					1.
		and the second s			

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.

LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.
Dated this day of February, 23.
Melanie Wilcher
Michael L. Wilcher Marcus E. Wilcher
State of} ss County of}
On this day of, 2023, before me, a Notary Public in and for said state, personally appeared Melanie Wilcher, 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 hereup to set my hand and affixed my official seal the day and year in this certificate first above written.
Notary Public for the State of
Residing at: Commission Expires:

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State of} ss				
County of}	المالية في المنظمة الم المنظمة المنظمة المنظم			
On this day of	, 2023, before me,		and the second seco	a Notary Public
in and for said state, personally a	ppeared Marcus E. Wilcher	known or identified to n	ne to be the person(s) w	hose name(s) is/are
subscribed to the within Instrume	ent and acknowledged to me	that he/she/they executed	l same.	
IN WITNESS WHEREOF, I hav above written.	e nereunto set my nand and	arrixed my official seal th	ne day and year in this c	ertificate first
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Notary Public for the State of				
Residing at: Commission Expires:				
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State of } ss County of } ss	1			
County of	nve	0 101	γ	
On this 8 day of Feb	2023 hefore me	Paul PI	copin son	a Notary Public
in and for said state, personally a	ppeared Michael L. Wilcher.	known or identified to m	te to be the person(s) wh	_ a Notary Public nose name(s) is/are
subscribed to the within Instrume	nt and acknowledged to me	that he/she/they executed	same.	
IN WITNESS WHEREOF, I have	e hereunto set my hand and a	affixed my official seal th	e day and year in this co	ertificate first
above written.				
	O(1)			
- Jaul	~ Rolin_			
Notary Public for the State of	NC			
Residing at:	mbe.			
Commission Expires: 3	118/2024	Viginal and the second second		
		Paul PRo	binson	
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Page 3 Statutory Warranty Deed Escrow No. 574219AM

State of } ss			
County of}			
-		and the second s	
On this, 2023, b	efore me,	and the second s	a Notary Public
in and for said state, personally appeared M	larcus E. Wilcher, known or iden	tified to me to be the person(s) v	vhose name(s) is/are
subscribed to the within Instrument and acki	nowledged to me that he/she/they	executed same.	• • • • • • • • • • • • • • • • • • • •
IN WITNESS WHEREOF, I have hereunto			certificate first
above written.	,		
Notary Public for the State of			
Residing at:			
Commission Expires:			
State of <u>Oregon</u> } ss			
County of War.or }			
	2 1		
On this 7th day of February, 2023, b	efore me Koith Paul Fai	† 7	a Notary Public
in and for said state, personally appeared	Wilcher, known or iden	tified to me to be the person(s) v	whose name(s) is/are
subscribed to the within Instrument and ackf	nowledged to me that he/she/they	executed same.	(4)
IN WITNESS WHEREOF, I have hereunto			certificate first
above written.		····· · · · · · · · · · · · · · · · ·	
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Notary Public for the State of Oregon			
Residing at: 304 Quail Dr Went	ea col 97137		
Commission Expires: July 19, 2025	7 5 1110		
THE PARTY ONLY 17 (COC)			e e

OFFICIAL STAMP

KEITH PAUL FRITZ

NOTARY PUBLIC - OREGON
COMMISSION NO. 1014456
MY COMMISSION EXPIRES JULY 19, 2025