



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Doroteo A. Lopez  
89 East Queen Anne Drive  
Chula vista, CA 91911

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Doroteo A. Lopez  
89 East Queen Anne Drive  
Chula vista, CA 91911

File No.: 7091-4038859 (TM)  
Date: February 22, 2023

#### STATUTORY WARRANTY DEED

**Jon E. Klippel and Norma L. Klippel, as tenants by the entirety**, Grantor, conveys and warrants to **Doroteo A. Lopez**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 11 OF BLOCK 46 IN TRACT 1184, OREGON SHORES, UNIT 2, FIRST ADDITION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$24,000.00**. (Here comply with requirements of ORS 93.030)

APN: 239619

Statutory Warranty Deed  
- continued

File No.: 7091-4038859 (TM)

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 5 day of March, 2023

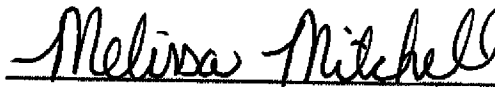
  
Jon E. Klippel

  
Norma L. Klippel

STATE OF Washington )  
County of Clallam ) ss.

This instrument was acknowledged before me on this 5 day of March, 2023  
by Jon E. Klippel and Norma L. Klippel.





Notary Public for 07/08/2026  
My commission expires: