

**2023-008581**

**Klamath County, Oregon**



00320578202300085810030032

10/03/2023 10:30:26 AM

Fee: \$92.00

After recording, return to:  
Kim Elaine Hess  
3320 Bristol Ave  
Klamath Falls, OR 97603

Until a change is requested,  
all tax statements should be sent to:  
Kim Elaine Hess  
3320 Bristol Ave  
Klamath Falls, OR 97603

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Margarita Fraley  
6320 SW 152nd Ave  
Beaverton, OR 97007

for the true and actual consideration of 0.00  
Zero

CONVEYS AND WARRANTS to the grantee,  
Kim Elaine Hess  
3320 Bristol Ave  
Klamath Falls, OR 97603

the following described real property, free of encumbrances, except as specifically  
set forth herein:  
Lot 45, Casitas, in the County of Klamath, State of Oregon.

Parcel ID: R543772

And commonly known as: 3320 Bristol Ave Klamath Falls, OR 97603

Returned at Counter

**Source of Title:**

Being the same property conveyed by the Personal Representative's Deed from Juan Perez, the duly appointed qualified and acting personal representative of the estate of Antonio G. Perez deceased, to Margarita Fraley, recorded April 18, 2012 as 2012-004065 in the office of the County Clerk of Klamath County, Oregon.

**This conveyance is made subject to:**

N/A

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, CHAPTERS 885, 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 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 SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 2<sup>nd</sup> day of October, 2023, in the presence of:

Margarita Fraley  
Signature  
Margarita Fraley  
Print Name  
Individual  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon  
COUNTY OF Washington

On this 2<sup>nd</sup> day of October, 2023, before me, Notary Public in and for said state, personally appeared Margarita Fraley

\_\_\_\_\_,  
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me as she freely executed the same.

Signature: Maria Caroline Van Houten  
Print Name: Maria Caroline Van Houten  
Title: clerk  
My Commission Expires: 05/04/2025

