

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2008-006798

Klamath County, Oregon



00045799200800067980020022

05/08/2008 12:36:28 PM

Fee: \$26.00

Veronica Rayas & Jesus Sanchez

6417 HIGH ERWOOD DR.
Klamath Falls, CA 92509

Grantor's Name and Address

Rigoberto Hernandez

Javier Hernandez Corona

11007 Highway 39 KFO 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Rigoberto Hernandez

11007 Highway 39

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Rigoberto Hernandez

11007 Highway 39

Klamath Falls, OR 97603

SPACE RESER
FOR
RECORDER'S

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Veronica Rayas and Jesus Sanchez

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Rigoberto Hernandez and Javier Hernandez Corona, with right of survivorship

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 5, 6, 7 and 8, Block "E" of RAILROAD ADDITION TO THE CITY OF MALIN, in the County of Klamath, State of Oregon. LESS the North 75 feet as conveyed to Margery S. Gregg by Deed recorded in Book 223 at page 78, Deed Records of Klamath County, Oregon.

Code 13 Map 4112-15CB TL 2900

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

STATE OF CALIF, County of LOS ANGELES ss.

This instrument was acknowledged before me on MARCH 11, 2008

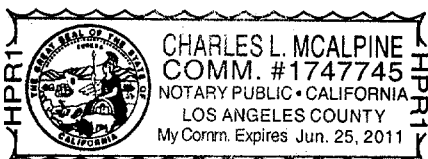
by VERONICA RAYAS.

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for CALIFORNIA
My commission expires JUNE 25, 2011

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for recording on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

RIGOBERTO HERNANDEZ
JAVIER HERNANDEZ CORONA
11007 Hwy 39 Klamath Falls OR 97603

After recording, return to (Name, Address, Zip):

RIGOBERTO HERNANDEZ
11007 Hwy 39
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

RIGOBERTO HERNANDEZ
11007 Hwy 39
KLAMATH FALLS, OR 97603

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that VERONICA RAYAS AND JESUS SANCHEZ

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RIGOBERTO HERNANDEZ AND JAVIER HERNANDEZ CORONA, WITH RIGHT OF SURVIVORSHIP

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOTS 5, 6, 7 AND 8 BLOCK "E" OF RAILROAD ADDITION TO THE CITY OF MALIN, IN THE COUNTY OF KLAMATH, STATE OF OREGON LESS THE NORTH 75 FEET AS CONVEYED TO MARGERY S. GREGG BY DEED RECORDED IN BOOK 223 AT PAGE 78, DEED RECORDS OF KLAMATH COUNTY, OREGON. CODE 13 MAP 4112-15CB TL 2900

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$_____.[®] However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration.[®] (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 05-08-08; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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. **CALIF**

Jesus Sanchez

STATE OF ~~OREGON~~ County of LOS ANGELES) ss.

This instrument was acknowledged before me on May 8, 2008
by Jesus Sanchez

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lisa Kessler
Notary Public for Oregon

My commission expires Mar 13, 2011