



THIS SPACE RESERVED FOR RECORDER'S USE

2013-000186

Klamath County, Oregon

01/04/2013 02:50:16 PM

Fee: \$42.00

After recording return to:

Francisco O. Rodriguez

515 Hidden Valley Road

Royal Oaks, CA 95076

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

Francisco O. Rodriguez

515 Hidden Valley Road

Royal Oaks, CA 95076

Escrow No. MT96171-KR

Title No. 0096171

SWD r.020212

STATUTORY WARRANTY DEED

Kenneth Dale Clopp and Judith Ann Clopp, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Francisco O. Rodriguez, Daniel Rodriguez, Victor M. Rodriguez and Gerardo Rodriguez, with the rights of survivorship,

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:

Parcel 1:

All that portion of Government Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is East 809 feet and South 40 feet from the Northwest corner of said Section 12; thence East 51 feet; thence South to the meander line of the North Bank of Lost River; thence Westerly along the said meander line to a point due South of the point of beginning; thence North to the point of beginning.

Parcel 2:

All that portion of Government Lot 2, Section 12, Township 41 south, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies West 1,777.36 feet and South 40 feet from the quarter corner common to Sections 1 and 12 of said Township and Range; thence East 140.36 feet, more or less, to the Northwest corner of that parcel conveyed to J.A. McDonald, et ux, by deed dated June 12, 1948, recorded June 16, 1948 in Book 221 at page 482, Deed Records of Klamath County, Oregon, thence South, along the West line of the said McDonald parcel, to the meander line on the North Bank of Lost River; thence Westerly along the said meander line to a point due South of the point of beginning; thence North to the point of beginning.

The true and actual consideration for this conveyance is \$50,000.00.

42 amt

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:

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 27th day of December, 2012.

X Kenneth Dale Clopp
Kenneth Dale Clopp

X Judith Ann Clopp
Judith Ann Clopp

* State of TEXAS
County of Bell

This instrument was acknowledged before me on December 31ST, 2012 by Kenneth Dale Clopp and Judith Ann Clopp.

Krista M. Patrick
(Notary Public)

My commission expires 01/02/14

