

2014-000124

Klamath County, Oregon

Federico J. Rodriguez and Janet Sue Rodriguez

Grantor

Federico J. Rodriguez and Janet Sue Rodriguez, Trustees
of the Rodriguez Family Trust dated December 11, 2013
4443 Maricopa Circle
Las Cruces NM 88011



00147040201400001240020020

01/08/2014 09:14:24 AM

Fee: \$47.00

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Federico J. Rodriguez and Janet Sue Rodriguez, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Federico J. Rodriguez and Janet Sue Rodriguez, Trustees of the Rodriguez Family Trust dated December 11, 2013 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, their undivided one half (1/2) interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 other than money.

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

In Witness Whereof, the undersigned grantors, have executed this instrument this 3rd day of January, 2014.

Federico J. Rodriguez
Federico J. Rodriguez

Janet S. Rodriguez
Janet Sue Rodriguez

STATE OF NEW MEXICO)
)ss.
COUNTY OF DONA ANA)

On this 3rd day of January, 2014, before me personally appeared FEDERICO J. RODRIGUEZ and JANET S. RODRIGUEZ to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
(Seal)



OFFICIAL SEAL
FRANCES GOMEZ
NOTARY PUBLIC - STATE OF NEW MEXICO

My commission expires: 6/9/2015

Frances Gomez
Notary Public

Michael Spencer
Returned to Grantor

EXHIBIT "A"
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, TO WIT:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, IN TOWNSHIP 40 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, LYING NORTHEASTERLY OF C-4 CANAL AND LYING SOUTHWESTERLY OF GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY.