

**2014-001066**

Klamath County, Oregon

02/06/2014 11:06:05 AM

Fee: \$47.00

After recording return to:

Rodrigo Moreno Naranjo

8320 Glendon Way

Sacramento, CA 95829

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

Rodrigo Moreno Naranjo

8320 Glendon Way

Sacramento, CA 95829

Escrow No. MT99765-CT

Title No. 0099765

SWD r.020212

STATUTORY WARRANTY DEED

Joanne Larsen, as to an undivided 75% interest, and Joanne H. Larsen, Trustee of The Exempt Trust for the Benefit of Joanne Larsen created by the John L. Hertle Revocable Trust dated 11/25/96, as to an undivided 25%,

Grantor(s), hereby convey and warrant to

Rodrigo Moreno Naranjo and Maria Lourdes Moreno Perez, as tenants by the entirety,

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 of Land Partition 13-08, being a Replat of Parcel 3 of Land Partition 20-92, in Sections 17, 18, 19, 20 and 29, Township 40 South, Range 11 East, Willamette Meridian, filed June 17, 2008 in Volume 2008-008788 Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

47
amt.

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 31 day of Jan, 2014

The Exempt Trust for the Benefit of Joanne Larsen created
by the John L. Hertle Revocable Trust dated 11/25/96

Joanne Larsen
Joanne Larsen, Individually

BY: Joanne H. Larsen
Joanne H. Larsen, Trustee

Oregon
STATE OF ~~CALIFORNIA~~

COUNTY OF Klamath ss.

On January 31, 2014 before me, Cherice F. Treasure personally appeared Joanne Larsen, Individually and as Trustee of The Exempt Trust for the benefit of Joanne Larsen created by the John L. Hertle Revocable Trust dated 11/25/96 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Cherice F. Treasure

