



2014-004651
Klamath County, Oregon
05/08/2014 08:50:56 AM
Fee: \$52.00

After recording return to:

EARL M. ROOT III

P. O. Box 1146

Chiloquin, OR 97624

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

EARL M. ROOT III

P. O. Box 1146

Chiloquin, OR 97624

Escrow No. MT100651DS

Title No. 0100651

SWD r.020212

STATUTORY WARRANTY DEED

BEATRIZ MARGARITA MURGUIA JONES,

Grantor(s), hereby convey and warrant to

EARL M. ROOT III,

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:

Lots 1 and 2, Block 3, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of
the County Clerk, Klamath County, Oregon.

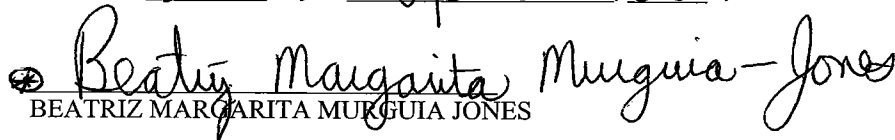
The true and actual consideration for this conveyance is **\$5,000.00**.

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:

\$52.00

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 21 day of April, 2014


BEATRIZ MARGARITA MURGUIA JONES

STATE OF CALIFORNIA

ss.

COUNTY OF _____

On _____, 2014 before me, _____ personally appeared BEATRIZ MARGARITA MURGUIA JONES 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 executed the same in authorized capacity(ies), and that by signatures(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 _____

State of California)
County of Stanislaus)

On April 21, 2014 before me, Janice D. Shaw, a notary public,
personally appeared Beatriz Margarita Munguia Jones, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and
acknowledged to me that ~~he/she/they~~ executed the same in his/her/their authorized capacity(ies), and that by
~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature

Janice D. Shaw

