

MC1396.11375

After recording return to:

Juvenal Murillo Perez

10135 McGuire Avenue

Klamath Falls, OR 97603

2014-005941

Klamath County, Oregon

06/04/2014 02:26:48 PM

Fee: \$47.00

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

Juvenal Murillo Perez

10135 McGuire Avenue

Klamath Falls, OR 97603

Escrow No. MT100739CT

Title No. 0100739

SWD r.020212

STATUTORY WARRANTY DEED**Juvenal Murillo Perez and Angelica Murillo, as tenants by the entirety**

Grantor(s), hereby convey and warrant to

**Juvenal Murillo Perez, Angelica Murillo and Monica Murillo not as tenants in common but with
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:

Lot 10135, SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3,
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$0.00**.

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:

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

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 3 day of June, 2014

Juvenal Murillo Perez
Juvenal Murillo Perez

ANGELICA MURILLO
Angelica Murillo

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 3, 2014 by Juvenal Murillo Perez and Angelica Murillo.

Emily Jean Coe
(Notary Public for Oregon)

My commission expires May 13, 2016

