

2014-011162

Klamath County, Oregon



00160621201400111620020027

10/24/2014 08:37:36 AM

Fee: \$47.00

Recording requested by: Pedro Maldonado

When recorded, mail to:

Name: Pedro Maldonado

Address: 204 Retama Dr.

City/State/Zip: Robstown, Texas 78380-2015

Property Tax Parcel/Account Number: R292828

Space above reserved for use by Recorder's Office

Document prepared by: ANDTAX'S

Name P. Maldonado

Address 204 Retama Dr.

City/State/Zip Robstown, Texas 78380-2015

Warranty Deed

This Warranty Deed is made on Sept.4, 2014, between Angelica T. Taylor *, Grantor,
of 5045 Merganser Dr., City of Corpus Christi, State of Texas 78413,
and Pedro Maldonado, Grantee, of 204 Retama Dr.,
City of Robstown, State of Tx.78380-2015.

*** Purchase Price:\$3,000.00**

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings

belonging to the described property, located at Klamath County Rural Acres **(33.92 acres) per Co. Tax#292828**

City of Klamath Falls, State of Oregon:

*** Property Description: See copy Exhibit (A)Warranty Deed and Exhibit (B)Mortgage Prepay Statement ****

**** Grantee will need to obtain Lien Release from Mortgage Bancorporation**

or current Parent Corporation * includes all above & below Minerals**

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 9/25/14

Angelica T. Taylor
Signature of Grantor

Angelica T. Taylor
Name of Grantor

Melissa Guerra
Signature of Witness #1

Melissa Guerra
Printed Name of Witness #1

Jeena Marines
Signature of Witness #2

Jeena Marines
Printed Name of Witness #2

State of Texas County of Nueces
On September 25, 2014, the Grantor, Angelica T. Taylor,
personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the
person described in the above document and that he/she signed the above document in my presence.

Cynthia Peña
Notary Signature

Notary Public,

In and for the County of Nueces State of Texas

My commission expires: 11/14/2017

Send all tax statements to Grantee.

