

2014-012264  
Klamath County, Oregon



11/25/2014 09:50:04 AM

Fee: \$47.00

2014-011162  
Klamath County, Oregon

00160621201400111620020027

10/24/2014 08:37:36 AM

Fee: \$47.00

Legal Description: The East half of the SW quarter of the SW quarter and all that portion of the East half of the NW quarter of the SW quarter lying South of Centerline of Snake Creek, all in Section 25, Township 35 South, Range 12 East, Willamette Meridian, Containing 30 acres, more or less (see Klamath Co. Tax Acct. # R292828 ) TWP 35 RNGE 12, Block Sec 25, Tract POR W2W2 LY S CREEK, ACRES 33.92  
MAP: R-3512-02500-02000-000  
CODE: 008

RERECORD: to ADD LEGAL

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 Pena  
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.

