



2015-007718
Klamath County, Oregon
07/15/2015 03:30:41 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christopher G. Rojas Herrera

320 SE 13th Ave

Pompano Beach, FL 33060

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

Christopher G. Rojas Herrera

320 SE 13th Ave

Pompano Beach, FL 33060

File No. 57479AM

STATUTORY WARRANTY DEED

Return to:

Michael B. Ilg dba Investors Lending Group,

Grantor(s), hereby convey and warrant to

Christopher G. Rojas Herrera ,

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:

A large portion of Lot 2, Land Partition 85-05 also described in Special Warranty Deed 2010-013915 Klamath County Clerk Records and a portion of Tax Lot R-2310-016D0-01700-000 also described in Trustee's Deed 2011-008008 Klamath County Clerk Records, located in the SE1/4 of the SE1/4 of Section 16, Township 23 South, Range 10 East, Willamette Meridian, City of La Pine, Klamath County, Oregon, being more particularly described as follows:

Commencing from the Northwest corner of Parcel 2, Land Partition 85-05, recorded in Klamath County Surveyor's Records as #7239, point also being on the East right of way line of Kurtz Road; thence along said right of way line South 00°28'17" West 30.00 feet to the true point of beginning; thence leaving said right of way line East 421.67 feet; thence North 60.00 feet; thence East 442.27 feet; thence South 28.56 feet to the Northeast corner of Parcel 2, Land Partition 85-05; thence along the East line of said Parcel 2 South 00°35'30" West 202.22 feet; thence continuing along the boundary of said Parcel 2 North 89°31'12" West 204.09 feet; thence South 00°35'30" West 75.00 feet; thence North 89°31'12" West 584.08 feet; thence North 44°24'30" West 70.57 feet; thence North 89°31'12" West 25.00 feet to a point on the East right of way line of Kurtz Road; thence continuing along said right of way line North 00°28'17" East 188.64 feet to the true point of beginning.

The basis of bearings is based upon the South line of Section 16 from the East 1/16 corner of Section 16 to the Southeast corner of Section 16, Township 23 South, Range 10 East, Willamette Meridian, in Land Partition 85-05, recorded in Klamath County Surveyor's Records as #7239.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-016D0-02001-000

The true and actual consideration for this conveyance is \$60,000.00.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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 10th day of July, 2015

Michael B. Ilg
Michael B. Ilg

State of Arizona } ss
County of Maricopa }

On this 10th day of July, 2015, before me, Maureen Maloy, a Notary Public in and for said state, personally appeared Michael B. Ilg, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Maureen Maloy
Notary Public for the State of Arizona
Residing at: 14976 N 16th Way Scottsdale AZ 85260
Commission Expires: 7/15/2018

