

182452511-MT



After recording return to:
Nora Hernandez and Isidro A
Hernandez
6749 Redding St.
Klamath Falls, OR 97603.

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

File No.: 7021-2452511 (MT)
Date: August 18, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Nora Hernandez and Isidro A Hernandez and Zeferino Ramirez and Melissa Ramirez, Grantor,
conveys and warrants to **Nora Hernandez and Isidro A Hernandez, as tenants by the entirety,**
Grantee, the following described real property free of liens and encumbrances, except as specifically set
forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**The South 1/2 of Tract 34, ANKENY GARDEN TRACTS, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM
the North 62 feet of the South 1/2 of Tract 34.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$to convey title.** (Here comply with requirements of ORS 93.030)

F.
182.00

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 19th day of August, 2015.


Nora Hernandez


Isidro A Hernandez

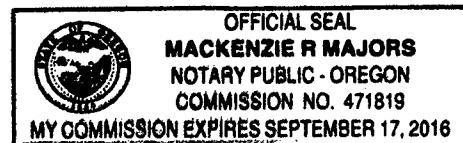
STATE OF Oregon

)
)ss.
)

County of Klamath

This instrument was acknowledged before me on this 19th day of August, 2015
by **Nora Hernandez and Isidro A Hernandez**.

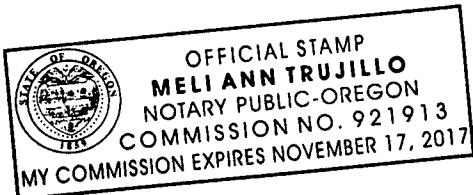

Notary Public for Oregon
My commission expires: September 17, 2016



Melissa Ramirez
Melissa Ramirez

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 19th day of August, 2015
by **Melissa Ramirez**.



Meli Ann Trujillo
Notary Public for Oregon
My commission expires: 11-17-2017

Zeferino Ramirez B -
Zeferino Ramirez

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 21st day of August 2015
by Zeferino Ramirez.

Shannon Jo Metcalf
Notary Public for Oregon
My commission expires: 2/10/15

