



THIS SPACE RESERVED FOR REC

2017-009390
Klamath County, Oregon
08/21/2017 09:50:00 AM
Fee: \$47.00

After recording return to:

S. Garland Inc., a Nevada Corporation
63 Via Pico Plaza #544
San Clemente, CA 92672

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

S. Garland Inc., a Nevada Corporation
63 Via Pico Plaza #544
San Clemente, CA 92672

File No. 186415AM

STATUTORY WARRANTY DEED

Eugene A. Herrera and Ernestine A. Herrera, as tenants in common,

Grantor(s), hereby convey and warrant to

S. Garland Inc., a Nevada Corporation,

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:

The Northerly 415 feet of the Westerly 1035 feet of Lot 8, Block 7, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

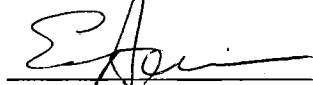
The true and actual consideration for this conveyance is **\$5,000.00**.

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:

2017-2018 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 16th day of August, 2017.



Eugene A. Herrera



Ernestine A. Herrera

State of Virginia } ss
County of Suffolk }

On this 16th day of August, 2017, before me, Janet Gail Bradsher a Notary Public in and for said state, personally appeared Eugene A. Herrera and Ernestine A. Herrera, 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.



Notary Public for the State of Virginia
Residing at: 36 Betz Ln, Hampton VA 23666
Commission Expires: 2/28/2019

