

2018-002595

Klamath County, Oregon

03/09/2018 09:13:01 AM

Fee: \$52.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Ramiro Alcala

Grantor's Mailing Address: 559 East Alisal Street Unit 108, Salinas, California 93905

Grantee: RAMIRO ALCALÁ and SARAI C. ALCALÁ, Trustees, or their successors in trust, under the ALCALÁ LIVING TRUST, dated January 05, 2018, and any amendments thereto

Grantees Mailing Address: 559 East Alisal Street Unit 108, Salinas, California 93905

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded September 11, 2006; Doc. No. 2006-018221

Tax Account Number: R-3511-015B0-03400-000

Until a change is requested, all Tax Statements shall be sent to the following address:

Ramiro Alcala, Trustee, et al
559 East Alisal Street, Unit 108
Salinas, CA 93905

After Recording Return To:

uDeed, LLC - 85716
9041 S. Pecos Road, Suite 3900
Henderson, NV 89074

Prepared By:

Ramiro Alcala
559 East Alisal Street, Unit 108
Salinas, CA 93905

WARRANTY DEED

TITLE OF DOCUMENT

Ramiro Alcala, Grantor, conveys and warrants to **RAMIRO ALCALÁ and SARAI C. ALCALÁ, Trustees, or their successors in trust, under the ALCALÁ LIVING TRUST, dated January 05, 2018**, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

LOT 78 BLOCK 5 OREGON PINES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND ALL MATTERS APPEARING OF RECORD.

Tax Account No.: **R-3511-015B0-03400-000**

Prior Recorded Document Reference: **Deed: Recorded September 11, 2006; Doc. No. 2006-018221**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and None

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Ramiro Alcázar
Ramiro Alcázar

STATE OF California }
COUNTY OF Santa Clara } ss

This instrument was acknowledged before me this 05 day of January, 2018, by **Ramiro Alcala**.

NOTARY STAMP/SEAL

Before Me: AZAR KHOSHKBARIIE

NOTARY PUBLIC- STATE OF California

My Commission Expires: Sept. 21, 2019