



3539 Heathrow Way, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Myrl T. Root and Julia A. Root

GRANTEE'S NAME:
Francisco Hernandez

AFTER RECORDING RETURN TO:
Order No.: 470317055449-CC
Francisco Hernandez, an estate in fee simple
2321 Autumn Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Francisco Hernandez
2321 Autumn Avenue
Klamath Falls, OR 97601

APN: No. R532908
2321 Autumn Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Myrl T. Root and Julia A. Root, as tenants by the entirety, Grantor, conveys and warrants to **Francisco Hernandez, an estate in fee simple**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Parcel 1 of Land Partition 55-95 situated in the N1/2 of the SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (**\$142,500.00**). (See ORS 93.030).

Subject to:

Easements, conditions, covenants and restrictions of record.

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 12, 2018

Myrl T. Root

Myrl T. Root

Julia A. Root

Julia A. Root

State of

County of

Oregon
Jackson

This instrument was acknowledged before me on

June 13, 2018

by

Myrl T. Root and Julia A. Root

Cordelia A. Craner

Notary Public - State of Oregon

My Commission Expires:

4-10-21

