

Returned at Counter

2019-004079

Klamath County, Oregon



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04/16/2019 04:02:09 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Jesus M. Valdez
4436 Denver Avenue
Klamath Falls, OR 97603
Grantor

Jesus Valdez-Mendez and
Estela Vallejo-Lopez
4436 Denver Avenue
Klamath Falls, OR 97601
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that JESUS M. VALDEZ, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to JESUS VALDEZ-MENDEZ and ESTELA VALLEJO-LOPEZ, husband and wife as Tenants by the Entirety, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lots 35 and 36 and the West ½ of Lot 37 in Block 18 of INDUSTRIAL ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Map/Tax R-3809-033AB-13000-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

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

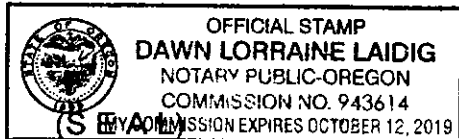
APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8th day of April, 2019.

JESUS VAUDEZ MENDOZA
Jesus M. Valdez

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on April 8, 2019 by Jesus M. Valdez, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



[Signature]
Notary Public for Oregon
My Commission Expires: # 10/12/19