

2019-005967

Klamath County, Oregon



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05/30/2019 01:40:04 PM

Fee: \$92.00

## WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT DANIEL RODRIGUEZ, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by DANIEL RODRIGUEZ, Trustee of THE DANIEL RODRIGUEZ REVOCABLE TRUST dated May 23, 2019, and any amendments or restatements thereto, (Kari Hildreth is designated Successor Trustee), hereinafter called "Grantee", conveys and warrants unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above noted, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The actual consideration consists of or includes other property or value given or promised which is 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,**

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AFTER RECORDING RETURN TO:

SEND TAX STATEMENTS TO:

Grantland, Blodgett, Shaw & Abel  
1818 E. McAndrews Road  
Medford, OR 97504

NO CHANGE


-1- WARRANTY DEED

Law Offices of  
GRANTLAND, BLODGETT, SHAW & ABEL, LLP  
1818 E. McAndrews Rd.  
Medford, OR 97504  
(541) 773-6855

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 ORS 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.


In construing this Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor executed this instrument this 23rd day of May, 2019.

  
Daniel Rodriguez

STATE OF OREGON            )  
  ) ss.  
County of Jackson         )

Personally appeared before me this 23rd day of May, 2019, the above named DANIEL RODRIGUEZ, and acknowledged the foregoing instrument to be his voluntary act and deed.

  
Notary Public for Oregon  
My Commission Expires 12/26/2022



**EXHIBIT "A"**

**PARCEL 1:** 1720 Oak Avenue, Klamath Falls, Oregon

Lots 25 and 26, Block 12, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:** 1716 Oak Avenue, Klamath Falls, Oregon

Lots 27 and 28, Block 12, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 3:** 1738 Oak Avenue, Klamath Falls, Oregon

Lots 36 and 37, Block 13 Industrial Addition Addition to the City of Klamath Falls, according to the duly recorded plat thereof in the office of the Klamath County Clerk.