AmeriTitle

THIS SPACE RESERVED FOR I

2019-009480
Klamath County, Oregon
08/19/2019 03:48:01 PM
Fee: $87.00

After recording return to:
Disman O. Hernandez Padilla and Esther Garcia Perez
240 N Elm Street
Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address:
Disman O. Hernandez Padilla and Esther Garcia Perez
240 N Elm Street
Merrill, OR 97633
File No. 297109AM

STATUTORY WARRANTY DEED

Juan M. Garcia ,

Grantor(s), hereby convey and warrant to

Disman O. Hernandez Padilla and Esther Garcia Perez, as Tenants by the Entirety,

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:

Lot 11 of SUNSHINE TRACT, 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 $124,000.00.
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:

2019-2020 Real Property Taxes, a lien not yet due and payable

87 AMT

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 30 day of July, 2019

Juan M. Garcia by Kristina Montemayor, Attorney in Fact

Juan M. Garcia by Kristina Montemayor, as Attorney in Fact

State of Oregon } ss
County of Klamath}

On this 30 day of July, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Kristina Montemayor, as Attorney in Fact for Juan M. Garcia, 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.

OFFICIAL STAMP
MELISSA R STROM
NOTARY PUBLIC-OREGON
COMMISSION NO. 972760A
MY COMMISSION EXPIRES MARCH 15, 2022

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22