



THIS SPACE RESERVED FO

2019-010336
Klamath County, Oregon
09/05/2019 02:36:01 PM
Fee: \$87.00

After recording return to:

Barbara M. Uhlig
1274 West Ridge Dr.
Klamath Falls, OR 97601

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

Barbara M. Uhlig
1274 West Ridge Dr.
Klamath Falls, OR 97601
File No. 312997AM

STATUTORY WARRANTY DEED

James Santos Garcia and Mary Helen Garcia, Trustees of the Garcia Family Trust dated 3/18/13,
Grantor(s), hereby convey and warrant to

Barbara M. Uhlig,

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 107, Tract 1437, THE WOODLANDS, PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$212,000.00.

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

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 4th day of September, 2019.

Garcia Family Trust

By: James Santos Garcia
James Santos Garcia, Trustee

By: Mary Helen Garcia
Mary Helen Garcia, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California) ss.
County of ~~Alameda~~ Santa Clara ^{es}

On this 4 day of September, 2019, before me, Erica Esparza-Sanchez, a Notary Public in and for said state, personally appeared James Santos Garcia and Mary Helen Garcia known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Garcia Family Trust, and acknowledged to me that ~~he/she~~ they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Erica Esparza-Sanchez
Notary Public for the State of California
Residing at: 975 Whitecloud Dr Morgan Hill CA 95037
Commission Expires: Oct 29, 2021

