



THIS SPACE RESERVED FOR R

**2019-010748**

**Klamath County, Oregon**

**09/16/2019 01:28:02 PM**

**Fee: \$87.00**

After recording return to:

Jacob Jauregui and Veronica Herrera

31256 Sierra View Ct.

Menifee, CA 92584

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

Jacob Jauregui and Veronica Herrera

31256 Sierra View Ct.

Menifee, CA 92584

File No. 321929AM

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### STATUTORY WARRANTY DEED

**David L. Osborn and Elizabeth A. Osborn, Trustees of The Osborn Trust,**

Grantor(s), hereby convey and warrant to

**Jacob Jauregui and Veronica Herrera, as Tenants in Common, each as to an undivided 50% interest,**

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 54, Block 1, of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-035B0-03800

The true and actual consideration for this conveyance is \$31,500.00.

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

Return To:  


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 12 day of September, 2019.

David

/ ~~Davis~~ L Osborn and Elizabeth A Osborn, Trustees of the Osborn Trust

By: [Signature] Trustee  
Dp via Davis L Osborn, Trustee

By: [Signature] Trustee  
Elizabeth A Osborn, Trustee

State of Arizona } ss.  
County of Maricopa }

On this 12 day of September, 2019, before me, Justin A. Stittsworth a Notary Public in and for said state, personally appeared David L. Osborn / Elizabeth A. Osborn known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Osborn 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.

[Signature]  
Notary Public for the State of Arizona  
Residing at: Maricopa County, AZ  
Commission Expires: 2-6-2020

