

2019-013931

Klamath County, Oregon



00250928201900139310030034

12/02/2019 01:22:13 PM

Fee: \$92.00

AFTER RECORDING

RETURN TO:

Hazlett & Associates
7 Crater Lake Ave., Ste. A
Medford, OR 97504

SEND ALL TAX

STATEMENTS TO:

Priscilla Jeanne Trujillo
7252 Dark Hollow Road
Medford, OR 97501

WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT ROBERT J. TRUJILLO, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by PRISCILLA JEANNE TRUJILLO, Trustee of PRISCILLA JEANNE TRUJILLO TRUST, dated July 2, 2019, (EVAN TRUJILLO is designated First Successor Trustee, and MARISSA TRUJILLO is designated Second 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 PERSONS 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

-1- WARRANTY DEED

Hazlett & Associates
Attorneys at Law
7 Crater Lake Avenue, Ste. A
Medford, OR 97504
(541) 773-3619

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.

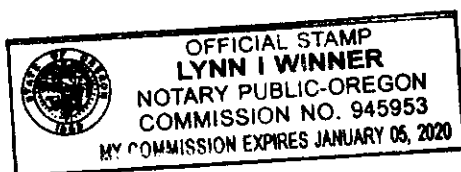
In construing this Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor executed this instrument this 16 day of July, 2019.

Robert J. Trujillo
ROBERT J. TRUJILLO

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 16 day of July, 2019, the above-named ROBERT J. TRUJILLO and acknowledged the foregoing instrument to be his voluntary act and deed.



Lynn I. Winner
Notary Public for Oregon
My Commission Expires 1-5-2020

Klamath County
Real Legal Descriptions

7/3/2019 8:48:19 AM

Account # 317874

Map 3606016C0-01600

Effective Date 01-Feb-2018 12:00 AM

Disclaimer This information is maintained for assessment and taxation purposes only. The county is not responsible for possible errors, omissions, misuse, or misinterpretation. The legal description shown will not show any changes and/or modifications thereto subsequent to the EFFECTIVE DATE.

<u>Subdivision</u>	<u>Block</u>	<u>Lot</u>	<u>Direction</u>	<u>Part</u>	<u>Part Type</u>
MOUNTAIN LAKES HOMESITES	4	13			