

2020-000304

Klamath County, Oregon



00252737202000003040020026

01/09/2020 09:12:33 AM

Fee: \$87.00

RECORDING REQUESTED BY

Juan P. Sanchez  
Tiffany L. Sanchez  
38339 Chiloquin Ridge Road  
Chiloquin, OR 97624

WHEN RECORDED, MAIL TO  
SAME AS ABOVE

MAIL TAX STATEMENTS TO  
SAME AS ABOVE

**STATUTORY WARRANTY D E E D**

Corrected statutory warrant Deed # 2019-014266 dated 12/09/2019

**“This conveyance transfers an interest into or out of a Living Trust, R & T 11930”  
The grantors are the settlers of this trust.**

**Juan P. Sanchez and Tiffany L. Sanchez, as tenants by the entirety,**

**Grantor(s), hereby convey and warrant to**

**The J & T SANCHEZ FAMILY TRUST, dated November 27<sup>th</sup>, 2019 with Juan P. Sanchez and Tiffany L. Sanchez acting as initial Trustee's.**

**Grantee(s), the following described real property in the County of Klamath and the State of Oregon free of encumbrances except as specifically set forth herein:**

**That portion of the Northerly 1000 feet of the W ½ W ½ NW ¼ of section 1 and the E1/2 E1/2 NE1/4 of section 2 that lays East of the Chiloquin Ridge Road (Indian Service Road S-50) and North of the Northerly Line of that certain parcel of land described in the Warranty Deed from William K. Kalita to Bradford W. Kalita, recorded January 19, 1979 in Volume M79, page 1607 of Microfilm Records of Klamath County, Oregon, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County.**

**True and actual consideration for this conveyance is \$0.00**

**The above-described property is free of encumbrances except all items of record, if any, as of the date of this deed and those shown below, if any:**

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE AND TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 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 FRAMING 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 IF ANY, UNDER 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WITNESS OUR HAND THIS 27<sup>th</sup> DAY OF November, 2019.

X Juan P. Sanchez  
Juan P. Sanchez

Tiffany L. Sanchez  
Tiffany L. Sanchez

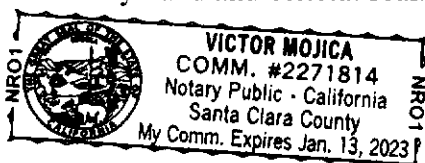
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara

On November 27<sup>th</sup>, 2019 before me, Victor Mojica (Notary Public) personally appeared **Juan P. Sanchez & Tiffany L. Sanchez**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Victor Mojica (Seal)