



THIS SPACE RESERVED FOR

2020-000307

Klamath County, Oregon

01/09/2020 10:37:01 AM

Fee: \$87.00

After recording return to:

Miguel Antonio Mondragon Quintanilla and Sergio
Antonio Mondragon Quintanilla

3950 Homedale Rd

Klamath Falls, OR 97603

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

Miguel Antonio Mondragon Quintanilla and Sergio
Antonio Mondragon Quintanilla

3950 Homedale Rd

Klamath Falls, OR 97603

File No. 344210AM

STATUTORY WARRANTY DEED

**Donald R. Chaix Jr. Successor Trustee, under the Chaix Family Trust dated May 14, 2009
and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Miguel Antonio Mondragon Quintanilla and Sergio Antonio Mondragon Quintanilla, with Rights of
Survivorship**

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 2, Block 2, Tract No. 1088, FERNDAL, according to the official plat thereof on file in the office of the
Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$175,000.00.

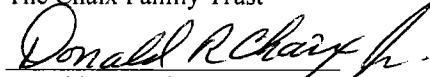
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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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 8 day of January, 2020.

The Chaix Family Trust

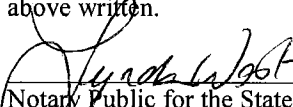


Donald R. Chaix Jr., Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 8 day of January, 2020, before me, Lynda West a Notary Public in and for said state, personally appeared Donald R. Chaix Jr. Successor Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , 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.


Notary Public for the State of Oregon»
Residing at: Klamath
Commission Expires: 1-30-21

