



2020-008450

Klamath County, Oregon

07/10/2020 02:39:40 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jesus Gutierrez Cisneros and Teresita D. Madrigal-Garib

426 Bernell Ave.

Turlock, CA 95380

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

Jesus Gutierrez Cisneros and Teresita D. Madrigal-Garib

426 Bernell Ave.

Turlock, CA 95380

File No. 384142AM

STATUTORY WARRANTY DEED

Rodney John McDowell and Richard John McDowell, with rights of survivorship,

Grantor(s), hereby convey and warrant to

Jesus Gutierrez Cisneros and Teresita D. Madrigal-Garib, as Tenants by the Entirety,

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:

Parcel 3 of Land Parition 11-01, being a portion of SE 1/4 SW 1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$47,000.00.

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:

"2020-2021 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 9 day of July, 2020.

X Richard John McDowell
Richard John McDowell

X Rodney John McDowell
Rodney John McDowell

State of Washington } ss
County of Clark }

On this 9th day of July, 2020, before me, Sandra S. St. Claire a Notary Public in and for said state, personally appeared Rodney John McDowell and Richard John McDowell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sandra S. St. Claire
Notary Public for the State of WASHINGTON
Residing at: Vancouver, WA
Commission Expires: June 10, 2024

SANDRA S. ST CLAIRE, NOTARY PUBLIC 75764
MY APPOINTMENT EXPIRES: 06-10-24

