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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2020-010134

Klamath County, Oregon



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08/13/2020 03:36:38 PM

Fee: \$82.00

 COURT BOOK VOLUME NO. \_\_\_\_\_ on page \_\_\_\_\_  
 and/or as fee/file/instrument/microfilm/reception  
 No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

 SPACE RESERVED  
 FOR  
 RECORDER'S USE

Jesse Delaney

405 Crestdale Way

Klamath Falls, OR 97603

Grantor's Name and Address

Refugio Hernandez

PO Box 534

Merrill, OR 97633

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Refugio Hernandez

PO Box 534

Merrill, OR 97633

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Refugio Hernandez

PO Box 534

Merrill, OR 97633

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Jesse Delaney

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Refugio Hernandez

 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
 situated in Klamath County, State of Oregon, described as follows, to-wit:

 A portion of Government Lot 2 of Section 12 in Township 41 South, Range 10 East of the Willamette Meridian,  
 Klamath County, Oregon, being more particularly described as follows:

 Beginning at a point 50 feet East and 241.5 feet South of the section corner common to Sections 1, 2, 11 and  
 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East a distance of 190.2 feet; thence  
 South to the meander line on the North bank of Lost River; thence Westerly and upstream along said meander  
 line to a point due South of the point of beginning; thence North to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

 And grantor hereby covenants to and with 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 (if no exceptions, so state):  
 no exceptions

 \_\_\_\_\_, and that  
 grantor will warrant and forever defend the 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ for other valuable consideration. However, the  
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate  
 which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

 In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
 made so that this deed shall apply equally to corporations and to individuals.

 In witness whereof, the grantor has executed this instrument on 8-11-2020; if grantor  
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do  
 so by order of its board of directors.

 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, AND SECTIONS 2 TO 9 AND 17,  
 CHAPTER 855, OREGON LAWS 2009. 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, ORE-  
 GON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 11, 2020

by Jesse Delaney

This instrument was acknowledged before me on

by

as

of

Notary Public for Oregon

My commission expires September 26th, 2022

OFFICIAL STAMP

 RAYNA MARIE HERNANDEZ  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 979570  
 MY COMMISSION EXPIRES SEPTEMBER 26, 2022


PUBLIC NOTICE: When using this form to convey real property subject to ORS 92.027, include the required reference.


 OFFICIAL STAMP  
 RAYNA MARIE HERNANDEZ  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 979570

MY COMMISSION EXPIRES SEPTEMBER 26, 2022

 KAH - Delaney  
 Returned at Counter