



2020-010560

Klamath County, Oregon

08/24/2020 02:24:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jesus Rafael Magana Gomez

3426 Hadley St., NE

Salem, OR 97301

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

Jesus Rafael Magana Gomez

3426 Hadley St., NE

Salem, OR 97301

File No. 389495AM

STATUTORY WARRANTY DEED

Frederick G. Muesegaes, an undivided one-half interest, Herman E. Muesegaes, an undivided one-half interest ,

Grantor(s), hereby convey and warrant to

Jesus Rafael Magana Gomez,

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:

South half of the Southwest quarter, Section 20, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to O.C. & E.Railroad Company, by deed dated June 8, 1954, recorded June 10, 1954 in book 267 at page 336, deed records.

The true and actual consideration for this conveyance is \$45,000.00.

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 20th day of August 2020.

X Frederick G. Muesegaes
Frederick G. Muesegaes

X Herman E. Muesegaes / Sandra L. Kinney - POA
Herman E. Muesegaes, by Sandra L. Kinney, his attorney in fact

State of Ohio } ss
County of Jefferson

On this 20th day of August, 2020, before me, Cassandra Anne Doolin a Notary Public in and for said state, personally appeared Frederick G. Muesegaes, 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.

Cassandra Anne Doolin
Notary Public for the State of Ohio
Residing at: 208 1/2 Grant Ave, Tiltonsville, OH 43963
Commission Expires: July 4, 2023



CASSANDRA ANNE DOOLIN
Notary Public, State of Ohio
My Comm. Expires July 4, 2023

State of Ohio } ss
County of Jefferson

On this 20th day of August, 2020, before me, Cassandra Anne Doolin a Notary Public in and for said state, personally appeared Sandra L. Kinney, attorney in fact for Herman E. Muesegaes, 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.

Cassandra Anne Doolin
Notary Public for the State of Ohio
Residing at: 208 1/2 Grant Ave, Tiltonsville, OH 43963
Commission Expires: July 4, 2023



CASSANDRA ANNE DOOLIN
Notary Public, State of Ohio
My Comm. Expires July 4, 2023