

2020-013024

Klamath County, Oregon



00267097202000130240020027

10/09/2020 03:25:10 PM

Fee: \$87.00

# WARRANTY DEED

By this instrument,

Rob Banks  
6510 S. 6<sup>th</sup> st. Klamath Falls, OR 97603

(Hereafter known as the "Grantor")

Conveys and specially warrants to:

Salvador Mendez Barajas  
2036 Darrow Ave Klamath Falls, OR 97601

(Hereafter known as the "Grantee")

All right, title and interest in and to the following  
Described real properties situated in Klamath  
County, Oregon:

Parcels 1 and 2 of Land Partition 41-97 being Lot 6, Block 8 of Altamont Acres, situated  
in the SW ¼ NE ¼ of Section 10, Township 39, Range 9 East, of the Willamette  
Meridian, Klamath County, Oregon.

Tax lots R3909-010AC-02101 and R3909-010AC-02102

Tax liabilities transfer to the Grantee, send invoices to:

Salvador Mendez Barajas  
2036 Darrow Ave  
Klamath Falls OR 97601

Except for the following encumbrances:

1. The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and the property is free from encumbrances except as specifically set forth on this deed.
2. The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is \$40,000.00 (forty thousand dollars US), the receipt and sufficiency of which is hereby acknowledged.

Dated this 9<sup>th</sup> day of October, 2020

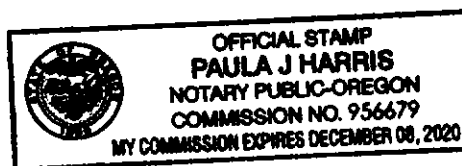
Grantor

Rob Banks

Acknowledged before me, Paula J Harris, a Notary Public, this 9th day of October, 2020 by Rob Banks, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Paula J Harris  
Notary Public for State of Oregon  
County of Klamath

My commission expires: 12.08.2020



Grantee

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

Acknowledged before me, \_\_\_\_\_, a Notary Public, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_, known to me (or proven on the basis of satisfactory evidence) to be the Grantee, who has acknowledged the said instrument to be the Grantee's voluntary and lawful act and deed.

\_\_\_\_\_  
Notary Public for State of Oregon

County of Klamath

My commission expires: \_\_\_\_\_

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

After recording return to: the Grantee at the above address.