



2020-015542

Klamath County, Oregon

11/30/2020 02:07:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Gabriel Rodriguez

1985 Selville St.

Santa Rosa, CA 95403

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

Gabriel Rodriguez

1985 Selville St.

Santa Rosa, CA 95403

File No. 418040AM

STATUTORY WARRANTY DEED

Edward James Bischofberger, Trustee of the Edward James Bischofberger Trust dated December 11, 2002,

Grantor(s), hereby convey and warrant to

Gabriel Rodriguez,

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:

Unsurveyed Parcel 1 of Land Partition 58-04 replat of Parcel 2 of Land Partition 22-97 situated in E 1/2 of Sections 19 and 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$180,000.00.

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:

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 25 day of November 2020

The Edward James Bischofberger Trust

By:

Edward James Bischofberger
Edward James Bischofberger, Trustee

State of Nevada } ss

County of Douglas

On this 25th day of November, 2020, before me, K. Shinkevich a

Notary Public in and for said state, personally appeared Edward James Bischofberger, Trustee of the Edward James Bischofberger Trust dated December 11, 2002, 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

K. Shinkevich

Notary Public for the State of Nevada

Residing at: 1663 Hwy 395 #101 Minden, NV 89423

Commission Expires: 5-30-2022

