



THIS SPACE RESERVED FOR

2021-000712

Klamath County, Oregon

01/15/2021 01:57:01 PM

Fee: \$92.00

After recording return to:

Mario De La Rosa-Medina

5878 Walnut Rd

Corning, CA 96021

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

Mario De La Rosa-Medina

5878 Walnut Rd

Corning, CA 96021

File No. 430407AM

STATUTORY WARRANTY DEED

Chante Nicole Andrews and Whittney Clare Walker, Trustees of the CWMT Living Trust,

Grantor(s), hereby convey and warrant to

Mario De La Rosa-Medina,

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:

The NE1/4 SW1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3610-02300-01600

324991

The true and actual consideration for this conveyance is \$55,000.00.

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 13th day of January, 2021.

CWMT Living Trust

By: Chante Nicole Andrews
Chante Nicole Andrews, Trustee

By: _____
Whittney Clare Walker, Trustee

State of Oregon } ss.
County of Josephine }

On this 13th day of January, 2021, before me, Susan Robison a Notary Public in and for said state, personally appeared **Chante Nicole Andrews** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The CWMT Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Susan Robison
Notary Public for the State of OREGON
Residing at: Oregon
Commission Expires: 1-26-24



State of _____ } ss.
County of _____ }

On this _____ day of January, 2021, before me, _____ a Notary Public in and for said state, personally appeared **Whittney Clare Walker** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The CWMT Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 14th day of January, 2021

CWMT Living Trust

By: _____
Chante Nicole Andrews, Trustee

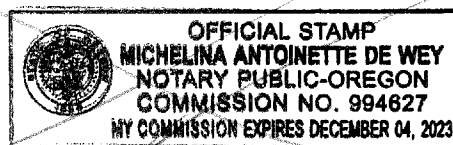
By: Whittney Clare Walker
Whittney Clare Walker, Trustee

State of OREGON } ss.
County of JACKSON }

On this 14 day of January, 2021, before me, Micheline A. Delley, a Notary Public in and for said state, personally appeared Chante Nicole Andrews known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The CWMT Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Micheline A. Delley
Notary Public for the State of
Residing at: Medford
Commission Expires: 12/04/23



State of OREGON } ss.
County of JACKSON }

On this 14 day of January, 2021, before me, Micheline A. Delley, a Notary Public in and for said state, personally appeared Whittney Clare Walker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The CWMT Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Micheline A. Delley
Notary Public for the State of
Residing at: Medford
Commission Expires: 12/04/23

