

2021-003631
Klamath County, Oregon

Returned at Counter

Cindy A Wood	33226 Game Lane
Bonanza, OR 97623	Grantor's Name and Address
Victor City Esquivel	Candelario Esquivel
310 N K St Apt A	18301 N Bone Rd
Dinuba, CA 93618	Prosser WA 99350
Grantee's Name and Address	
Candelario Esquivel Ortiz	
18301 N Bone Rd	
Prosser WA 99350	
Until requested otherwise, send all tax statements to (Name and Address):	
Candelario Esquivel Ortiz	
18301 N Bone Rd	
Prosser, WA 99350	



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03/10/2021 04:05:47 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Cindy A Wood

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Candelario Esquivel Ortiz

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 thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

R258241 Map R 3510-01000-03300.000 Lot 14 Block 16 Klamath Forest estates Klamath County, OR

R258250 Map 3510-04000-2400.000 Lot 15 Block 16 Klamath Forest estates Klamath Co. Oregon

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):

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 \$ 9,500. 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 instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTION 2 TO 9 AND 7, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER B, 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 LEGALLY 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 7, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER B, OREGON LAWS 2010.

Cindy A Wood

STATE OF OREGON, County of Klamath

- ss.

This instrument was acknowledged before me on 03-10-2021
by Cindy A WoodThis instrument was acknowledged before me on 03-10-2021
by Cindy A Woodas 50% Proprietor
of 2 Tax lots of real property

Notary Public for Oregon

My commission expires

03-04-2024



OFFICIAL STAMP
CISSY MARIE MCSORLEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 997731

MY COMMISSION EXPIRES MARCH 04, 2024