



THIS SPACE RESERVED FOR

2021-011015

Klamath County, Oregon

07/16/2021 11:24:00 AM

Fee: \$87.00

After recording return to:

Ophelia Valadez Cano and Juan Gomez Cano and Juan
Cano Jr.

954 Spencer Ave.

San Jose, CA 95125

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

Ophelia Valadez Cano and Juan Gomez Cano and Juan
Cano Jr.

954 Spencer Ave.

San Jose, CA 95125

File No. 471204AM

STATUTORY WARRANTY DEED

J & J Harris Management Company, LLC, a California Limited Liability Company,

Grantor(s), hereby convey and warrant to

Ophelia Valadez Cano and Juan Gomez Cano, as Tenants by the Entirety and Juan Cano Jr., all with right of survivorship,

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:

Lot 56 of First Addition to Summers Lane Homes, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$217,000.00.

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:

2021-2022 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 13 day of JULY, 2021

J & J Harris Management Company, LLC, a California Limited Liability Company

By: Christopher B. Harris
Christopher B. Harris, Member

State of CALIFORNIA } ss
County of SAN JOAQUIN }

On this 13 day of July, 2021, before me, LINDA M. JIMENEZ a Notary Public in and for said state, personally appeared Christopher B. Harris known or identified to me to be the Member in the Limited Liability Company known as J & J Harris Management Company, LLC, a California Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

L. Jimenez
Notary Public for the State of CALIFORNIA
Residing at: MANTECA, CA
Commission Expires: 07/14/23

