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08/06/2021 03:20:50 PM

Fee: \$82.00

After Recording, Return To:

Gabriel M. Loya
13118 Eastbrook Ave
Downey, CA 90242

Mail Tax Statements To:

Gabriel M. Loya
13118 Eastbrook Ave
Downey, CA 90242

STATUTORY WARRANTY DEED

GABRIEL F. LOYA and DOLORES M. LOYA, the GRANTORS, HEREBY CONVEY AND WARRANT TO GABRIEL M. LOYA, the GRANTEE, THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 17, Block 85, Klamath Falls Forest Estates Highway 66 Unit, Plat. No. 4 as recorded in Klamath County, Oregon.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$0 ("None").

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 2nd day of July, 2021.

August by

GABRIEL F. LOYA

DOLORES M. LOYA

STATE OF OREGON

)

) ss.

COUNTY OF KLAMATH

)

The foregoing instrument was acknowledged before me on this July 2nd, 2021, by GABRIEL F. LOYA and DOLORES M. LOYA.

August

NOTARY PUBLIC

