



THIS SPACE RESERVED FOR

2021-012567

Klamath County, Oregon

08/17/2021 03:09:00 PM

Fee: \$87.00

After recording return to:

Alfredo Hernandez and Martha Hernandez and Viviana
Edith Rodriguez

9108 East Ave R-8

Little Rock, CA 93543

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

Alfredo Hernandez and Martha Hernandez and Viviana
Edith Rodriguez

9108 East Ave R-8

Little Rock, CA 93543

File No. 471491AM

STATUTORY WARRANTY DEED

Josephine M. Herring, Trustees of the Herring Living Trust,

Grantor(s), hereby convey and warrant to

**Alfredo Hernandez and Martha Hernandez, as Tenants by the Entirety and Viviana Edith Rodriguez, 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 4 in Block 12 of Tract 1003, Third Addition to Moyina, 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 \$214,000.00.

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 16 day of August, 2021

Herring Living Trust

By: Josephine M. Herring
Josephine M. Herring, Trustee

State of Oregon} ss.
County of Klamath}

On this 16 day of August, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Josephine M. Herring known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Herring 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.

McCook
Notary Public for the State of Oregon»
Residing at: Klamath Falls, OR
Commission Expires: 3/15/22

