



THIS SPACE RESERVED FOR

2021-013736
Klamath County, Oregon
09/10/2021 10:24:01 AM
Fee: \$87.00

After recording return to:

Jorge Guijosa Serrano and IPX 1031 Investment
Property Exchange Services, Inc.

6303 S. Miller Rd.

Hubbard, OR 97032

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

Jorge Guijosa Serrano and IPX 1031 Investment
Property Exchange Services, Inc.

6303 S. Miller Rd.

Hubbard, OR 97032

File No. 478720AM

STATUTORY WARRANTY DEED

Kali Caleb-Rogers and Bryan Rogers, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jorge Guijosa Serrano, a married man

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 17, Tract 1416, THE WOODLANDS – PHASE 1, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

The consideration paid for the transfer is \$309,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON
BEHALF OF GRANTOR/GRANTEE.

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

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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 4 day of September, 2021.

Kali Caleb Rogers
Kali Caleb-Rogers

Bryan Rogers
Bryan Rogers

State of Oregon } ss
County of Yamhill }

On this 4 day of September, 2021, before me, Alicia Casillas Garcia a Notary Public in and for said state, personally appeared Kali Caleb-Rogers and Bryan Rogers, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Alicia Casillas Garcia
Notary Public for the State of Oregon
Residing at: Yamhill
Commission Expires: 02/13/2024

