

2021-016054

Klamath County, Oregon



00289702202100160540040045

10/25/2021 12:11:08 PM

Fee: \$97.00

AFTER RECORDING, RETURN TO:
Omar Munguia Sanchez
5394 County Road 181
Alvin, TX 77511

Returned at Counter

SEND TAX STATEMENTS TO:
Omar Munguia Sanchez
5394 County Road 181
Alvin, TX 77511

STATUTORY WARRANTY DEED

Jose Luis Munguia Sanchez and Celia Munguia-Salas, with an address of 12055 Hwy 99W, Sp#33, Red Bluff, CA 96080("Grantor"), conveys and warrants to Omar Munguia Sanchez, whose address is 5394 County Road 181, Alvin, TX 77511 ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The true consideration for this conveyance is \$ 6.

This property is free of liens and encumbrances.

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



EXHIBIT A
Property Description

**LOT 62, BLOCK 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO.1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**



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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 20 day of October, 2021.

Jose Luis Munguia S.
Celia Munguia S.
Grantor

STATE OF OREGON
COUNTY OF ~~KLAMATH~~

} ss.

The foregoing instrument was acknowledged before me on this ____ day of _____, 20____, by Jose Luis Mungia Sanchez and Celia Mungia- Salas, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Printed Name: _____

Notary Public in and for the State of Oregon

See Attachment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Shasta

On

Date

before me,

Evangelina Sosa Notary Public

Here Insert Name and Title of the Officer

personally appeared

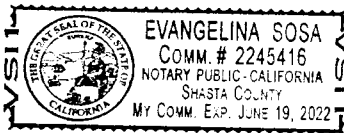
Joseluis Munguia Sanchez and Celia Munguia-Salas

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

[Signature]

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

STATUTORY WARRANT DEED

Document Date:

10/20/2021

Number of Pages:

4

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Trustee

☐ Guardian of Conservator

☐ Other:

☐ Other:

Signer is Representing:

Signer is Representing: