



After recording return to:

Abraham Vera Enriquez and Jose Gilberto Sanchez
Escalante
440 W Wood Ave.
Stanfield, OR 97875

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

Abraham Vera Enriquez and Jose Gilberto Sanchez
Escalante
440 W Wood Ave.
Stanfield, OR 97875
File No. 483993AM

THIS SPACE RESERVED FOR F

2021-018486

Klamath County, Oregon

12/14/2021 11:54:01 AM

Fee: \$87.00

SPECIAL WARRANTY DEED

Kent Taylor,

Grantor(s) hereby conveys and specially warrants to

Abraham Vera Enriquez, as to an undivided 1/2 interest, and Jose Gilberto Sanchez Escalante, as to an undivided 1/2 interest, as Tenants in Common,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

The S1/2 NE1/4 SE1/4 of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County Oregon.

The true and actual consideration for this conveyance is \$22,500.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described 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 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 26th day of November, 2021.

[Signature]
Kent Taylor

State of Texas } ss
County of Williams }

On this 26th day of Nov., 2021, before me, Sierra Brookhouser a Notary Public in and for said state, personally appeared Kent Taylor, 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.

Sierra Brookhouser
Notary Public for the State of Texas
Residing at: Prosperity Bank
Commission Expires: 05/25/25

