



00303842202200092330010012

07/28/2022 09:17:03 AM

Fee: \$82.00

After Recording, Return To:

Alan Shiroyama
PO Box 573
Chiloquin, OR 97624

Mail Tax Statements To:

Alan Shiroyama
PO Box 573
Chiloquin, OR 97624

STATUTORY WARRANTY DEED

ALAN SHIROYAMA and WESLEY SHIROYAMA the GRANTORS, HEREBY CONVEY AND WARRANT to ALAN SHIROYAMA and JENNIFER HINOJOSA, the GRANTEES, not as tenants in common, but as joint tenants with rights of survivorship, the following described real property in the County of Klamath, State of Oregon, free of liens and encumbrances except as specifically set forth herein:

Lot 5 in Block 8, SECOND ADDITION TO CHILOQUIN and Lots 7 and 8 in Block 14, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MAP: 3407-034DB-05500

More commonly known as 227 W. Chocktoot Street, Chiloquin, 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.

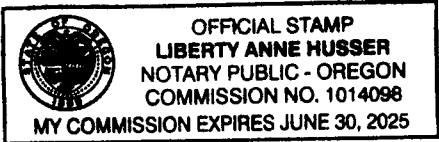
Dated this 26 day of July, 2022.

ALAN SHIROYAMA

WESLEY SHIROYAMA

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me on this July 26, 2022, by ALAN SHIROYAMA and WESLEY SHIROYAMA.



NOTARY PUBLIC
My Commission Expires: June 30, 2025