

After Recording Return to:
Jered Reid
35 SE C Street, Suite D
Madras, OR 97741



00308334202200130610020022

11/04/2022 10:38:27 AM

Fee: \$87.00

Until a change is requested, all
tax statements shall be sent to
the following address:
Epimenio and Martha Maria Hernandez
PO Box 13
Merrill, OR 97633

STATUTORY BARGAIN AND SALE DEED

David R. Dexter, Grantor, conveys to **Epimenio Hernandez and Martha Maria Hernandez**, as **Tenants by the Entirety**, Grantee, the following real property located in Klamath County, Oregon:

Lot 17, Sunshine Tracts to Merrill, according to the official plat, thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is the fulfillment of a contract in the amount of \$65,000.00.


SUBJECT TO: all those items of record and those apparent upon the land, 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 whomsoever, 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, AND 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.

GRANTOR:

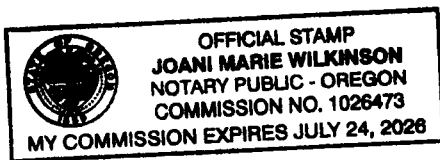
DATED: November 2, 2022




David R. Dexter

STATE OF OREGON)
) ss.
County of Crook)

The foregoing instrument was acknowledged before me on November 2, 2022, by David R. Dexter, and acknowledged the foregoing to be his voluntary act and deed.





Notary Public for Oregon
My Commission Expires: July 24, 2026