

**2022-013200**

**Klamath County, Oregon**



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11/09/2022 02:43:58 PM

Fee: \$87.00

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**  
BETHEL LAW CORPORATION  
631 New Jersey Street, Suite 101  
Redlands, CA 92373

**MAIL TAX STATEMENTS TO:**  
Johnnie J. Hernandez, Ttees.  
18345 Pacific Street  
Hesperia, CA 92345

## **WARRANTY DEED**

**APN: R182974**

**Map: R-3313-03300-03000-000**

For NO CONSIDERATION, **JOHNNIE JOSEPH HERNANDEZ**, a single man (**GRANTOR**), hereby **CONVEYS** and **WARRANTS** to **Johnnie Joseph Hernandez, as Trustee, or Successor Trustee(s), of the Family Trust of Johnnie Joseph Hernandez and Elma Concepcion Hernandez, dated June 30, 2008, as amended (GRANTEE)**, that certain real property situated in the County of Klamath, State of Oregon, specifically described as follows:

That portion of Lot 11, Block 7, situated South and East of a point S415 ft. W1035 ft. of the Northeast corner of said Lot 11, Block 7, Klamath Falls Forest Estates Sycan Unit.

Also described as Lot 11C, Block 7, Sycan Unit, as recorded in Klamath County Oregon.

**TO HAVE AND TO HOLD** same unto Grantee, and unto Grantee's beneficiaries, and assigns forever, with all appurtenances thereunto belonging.

**AND I DO COVENANT** with said Grantee, its beneficiaries, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to convey the same, and that it is free from any lien or encumbrance whatsoever.

**AND I DO FURTHER COVENANT** and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

Dated: October 26, 2022.

  
JOHNNIE JOSEPH HERNANDEZ

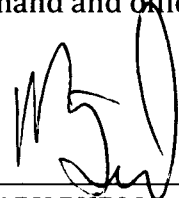
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  ) SS.  
COUNTY OF SAN BERNARDINO )

On October 26, 2022 before me, D. Bethel, a Notary Public, personally appeared **JOHNNIE JOSEPH HERNANDEZ**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person 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.

  
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NOTARY PUBLIC

