

2022-013917

Klamath County, Oregon

12/02/2022 01:13:01 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Stout Law LLP
Carlyle F. Stout II, Attorney at Law
215 Laurel Street
Medford, OR 97501

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:

Rigoberto and Marina Hernandez
PO Box 221
Chiloquin, OR 97624

SPECIAL WARRANTY DEED

KAREN D. STRATTON, formerly known as KAREN D. ISON, Grantor, conveys and specially warrants to RIGCEERTO AND MARINA HERNANDEZ, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth below:

Lot 20, Block 2, Tract No. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 118 MAP: 3507-017DB TL: 00800 KEY #238399

TOGETHER WITH an undivided 1/80th Interest in and to the following described real property in Section 20, Township 35 South Range 7 E W M, the Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision and North of the Williamson River.

The common street address of the Property is 34121 Castle Court, Chiloquin, Oregon 97624, and is also known as Klamath County Assessor's Map No. M-176124 and Code 118, MAP 3507-017DB, Tax Lot 00800, Key #23839.

The true consideration for this conveyance is the sum of Fifty Five Thousand Five Hundred Twenty Eight Dollars and 25/100 (\$55,528.25), which is the whole consideration.

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.

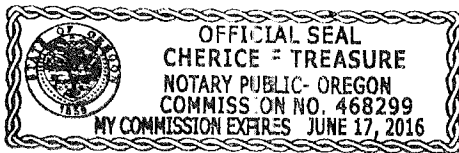
DATED this ^{May or} 5 day of April, 2016.

Karen D. Stratton

KAREN D. STRATTON, formerly known as KAREN D. ISON, Grantor

STATE OF OREGON)
County of Klamath) ss.
)

Personally appeared Karen D. Stratton, formerly known as Karen D. Ison, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me this April ^{May} 5, 2016.



Cherice F. Treasure

Notary Public for Oregon
My Commission Expires: 4/17/2016