



THIS SPACE RESERVED FOR

2022-014548

Klamath County, Oregon

12/27/2022 11:29:01 AM

Fee: \$87.00

After recording return to:

Roberto V. Hernandez

5370 Cogswell Rd

El Monte, CA 91732

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

Roberto V. Hernandez

5370 Cogswell Rd

El Monte, CA 91732

File No. 570266AM

STATUTORY WARRANTY DEED

Ursula W. Smith,

Grantor(s), hereby convey and warrant to

Roberto V. Hernandez,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land situated in the E1/2 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 4 in Block 3 of PINE GROVE RANCHETTES; thence South 16 degrees 45' 07" West 208.86 feet to the Southwest corner of the Harrold M. Malloy Tract as in Deed M-71 at page 13610 recorded December 28, 1971; thence South 89 degrees 52' East 151.57 feet along the South line of said Malloy Tract; thence North 200.35 feet to a point on the Southerly boundary of said Lot 4 in Block 3, Pine Grove Ranchettes; thence West along said Southerly boundary of said Lot 4, 91.37 feet to the point of beginning.

The true and actual consideration for this conveyance is \$260,000.00.

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 21 day of December 2022.

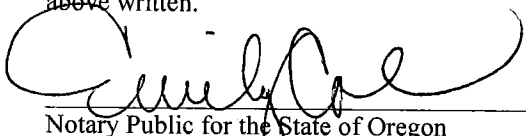


Ursula W. Smith

State of Oregon } ss
County of Klamath }

On this 21 day of December, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Ursula W. Smith, 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/27/2025

