



THIS SPACE RESERVED FOR

2022-014556
Klamath County, Oregon
12/27/2022 01:13:01 PM
Fee: \$92.00

After recording return to:

Ursula W. Smith and David R. Cota

6510 South 6th St., Apt. #203

Klamath Falls, OR 97603

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

Ursula W. Smith and David R. Cota

6510 South 6th St., Apt. #203

Klamath Falls, OR 97603

File No. 571455AM

STATUTORY WARRANTY DEED

Jesus Gutierrez Cisneros and Teresita D. Madrigal-Garibay, who acquired title as Teresita D. Madrigal-Garib, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Ursula W. Smith and David R. Cota, with right of survivorship,

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:

Parcel 1 of Land Partition 36-21, replat of Parcel 3 of Land Partition 11-01 situate in the Southeast 1/4 of Southwest 1/4 of Section 15, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon filed January 19, 2022 in 2022-000710 records of Klamath County.

The consideration paid for the transfer is \$98,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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 12, 22.

X Jesus Gutierrez Cisneros
Jesus Gutierrez Cisneros

X Teresita D. Madrigal Garibay
Teresita D. Madrigal Garibay

State of _____ } ss
County of _____ }

On this _____ day of _____, 2022, before me, _____ a Notary Public in and for said state, personally appeared Jesus Gutierrez Cisneros and Teresita D. Madrigal-Garib, 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 _____
Residing at: _____
Commission Expires: _____

See attached
certificate
set

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

COUNTY OF Stanislaus

1 SS.

On Dec 21, 2022, before me, Sherry Ann Treloar
a Notary Public, personally appeared

Jesus Gutierrez Cisneros, Teresita D. Madrigal-Garibay
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) 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.

Signature Sherry Ann Treloar
Notary Public

(This area for official notarial seal)

