



2023-002131
Klamath County, Oregon
03/29/2023 11:34:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

N. Carl Doyle and Mary R. Doyle, Trustees

P.O. Box 386

Bonanza, OR 97623

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

N. Carl Doyle and Mary R. Doyle, Trustees

P.O. Box 386

Bonanza, OR 97623

File No. 582672AM

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

N. Carl Doyle and Mary R. Doyle, Trustees of the Doyle Family Revocable Trust Dated September 10, 2016,

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:

Parcels 2 and 3 of Land Partition 36-21 being a replat of Parcel 3 of Land Partition 11-01 situate in SE/14 of the SW1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon recorded January 19, 2022 in Instrument 2022-000710, Records of Klamath County, Oregon.

The consideration paid for the transfer is \$188,000.00, 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 17th day of MARCH, 2023.

Jesus Gutierrez Cisneros
Jesus Gutierrez Cisneros

Teresita D. Madrigal Garibay
Teresita D. Madrigal Garibay

State of OR } ss
County of KLAMATH }

On this 17th day of Mar, 2023, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Jesus Gutierrez Cisneros and Teresita D. Madrigal-Garibay, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: KLAMATH Co.
Commission Expires: 7.29.25

