

2023-003194
Klamath County, Oregon
04/27/2023 03:00:01 PM
Fee: \$82.00

Recording requested by:
Jacquelyn Spruiell, Inc.

WHEN RECORDED, RETURN TO/MAIL TAX STATEMENT TO:
Sandra X. Morales-Kane & Lilian Leticia Morales
10283 Whitecrown Circle, Corona, CA 92883

Warranty Deed

The GRANTOR, Jacquelyn Spruiell, Inc. of 11812 Southerland Dr, Denton, TX 76207

for and in consideration of Ten Dollars, grants, bargains, sells, conveys and warranties to:

the GRANTEES, Sandra X. Morales-Kane and Lilian L. Morales, as Tenants in Common, each with an undivided one-half interest, and a mailing address of 10283 Whitecrown Circle, Corona, CA 92883,

the following real property located in KLAMATH COUNTY, OREGON:

PARCEL 329987

NIMROD RIVER PARK 4th ADDITION BLOCK-31 LOT-60

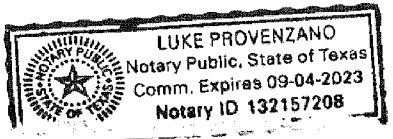
Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title against all persons whomsoever.

Grantor Signature 4/27/2023
Dated: _____
J Spruiell
Jacquelyn Spruiell, President of Jacquelyn Spruiell Inc.

STATE OF TEXAS COUNTY OF DENTON ss:

Acknowledged before me on APRIL 27, 2023

This instrument was acknowledged before me this date by the person(s) above subscribed and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.



[Signature] Notary Public

My Commission Expires: 09/04/2023

NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.