

2023-004862

Klamath County, Oregon



00316186202300048620040049

06/23/2023 03:52:09 PM

Fee: \$97.00

**Prepared By**

Name: OLIVIA NEFF

Address: 12002 RIO HONDO PKWY

EL MONTE

State: CALIFORNIA Zip Code: 91732

**After Recording Return To AND TAXES**

Name: OLIVIA NEFF

Address: 12002 RIO HONDO PKWY

EL MONTE

State: CALIFORNIA Zip Code: 91732

Space Above This Line for Recorder's Use

**OREGON QUIT CLAIM DEED**

STATE OF OREGON

COUNTY OF KLAMATH

KNOW ALL MEN BY THESE PRESENTS, That ROBERTO V. HERNANDEZ, a  
MARRIED MAN, residing at 5370 COGSWELL RD, County of LOS ANGELES, City  
of EL MONTE, State of CALIFORNIA (hereinafter known as the  
"Grantor(s)") hereby releases and quitclaims to GARY V. NEFF and OLIVIA NEFF, a  
HUSBAND and WIFE, residing at 12002 RIO HONDO PKWY, County of LOS ANGELES, City  
of EL MONTE, State of CALIFORNIA (hereinafter known as the  
"Grantees(s)") for the sum of ZERO DOLLARS  
(\$ 0.00) and releases all the rights, title, interest, and claim in or to the  
following described real estate, situated in the County of KLAMATH, Oregon to-wit:

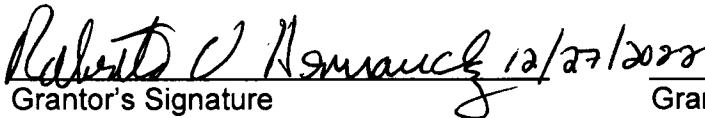
11617 CLOVIS DRIVE, KLAMATH FALLS, OR 97603

SEE EXHIBIT A

**To have and to hold**, the same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,  
lien, equity and claim whatsoever for the said first party, either in law or equity, to the  
only proper use, benefit and behoof of the said second party forever.



"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

 12/27/2020

Grantor's Signature

ROBERTO V. HERNANDEZ

Grantor's Name

5370 COGSWELL ROAD

Address

EL MONTE, CA 91732

City, State & Zip Phone number: 626-523-8700

Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF OREGON)

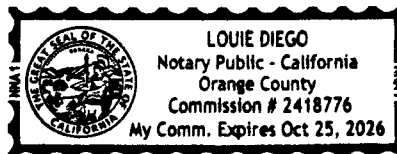
COUNTY OF \_\_\_\_\_)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



**CALIFORNIA CERTIFICATE OF ACKNOWLEDGEMENT**

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 Los Angeles

On May 18<sup>th</sup>, 2023, before me Louie Diego, **NOTARY PUBLIC** personally appeared ROBERTO V. HERNANDEZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Louie Diego

EXHIBIT A



2022-014548

Klamath County, Oregon

12/27/2022 11:29:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

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

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### 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: