

2023-005550

Klamath County, Oregon



00316935202300055500030036

07/06/2023 10:33:49 AM

Fee: \$92.00

After recording, return to:

Maryhelen Barguiarena
132 Peartree Lane
Hollister Ca 95023

Until a change is requested,
all tax statements should be sent to:

Maryhelen Barguiarena
132 Peartree Lane
Hollister Ca 95023

WARRANTY DEED

Under ORS 93.850

The grantor,

Juventino Montez, an individual
132 Peartree Lane
Hollister Ca 95023

for the true and actual consideration of (\$1,000.00)

One Thousand Dollars

CONVEYS AND WARRANTS to the grantee,

Maryhelen Barguiarena, an individual
132 Peartree Lane
Hollister Ca 95023

the following described real property, free of encumbrances, except as specifically
set forth herein:

Lot 20 Block 94, Klamath Falls Forest Estates, Highway 66 Unit, Plat No, 4 as
recorded in Klamath County, Oregon.

Parcel ID: 3711-025B0-00700

And commonly known as: Forest Estates Hwy 66 Plat 4 Block 94 Lot 20

Source of Title:

Being the same property conveyed by warranty deed from Towle Products, Inc., a California corporation to Juventino Montez, recorded January 02, 2001 in the records of the Klamath County Clerk, Oregon.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 30 day of June, 2023, in the presence of:

[Signature]
Signature
Juventino Montez
Print Name
Grantor
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF California
COUNTY OF Santa Clara

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 truthfulness, accuracy, or validity of that document.

On this 30 day of June, 2023, before me, Notary Public in and for said state, personally appeared Juventino Montez

_____,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me ✓ freely executed the same.

Signature: [Signature]
Print Name: May Thi Phan
Title: Notary Public
My Commission Expires: July 1, 2026

