

Bates Law  
Returned at Counter

2023-007768

Klamath County, Oregon



00319594202300077680010014

09/06/2023 02:13:45 PM

Fee: \$82.00

After Recording, Return To:

Manuel Giron  
148 E. Addie Ave  
Tulare, CA 93274

Mail Tax Statements To:

Manuel Giron  
148 E. Addie Ave  
Tulare, CA 93274

STATUTORY WARRANTY DEED

MICHAEL SHEARLOCK and JOYCE VAUGHN-SHEARLOCK, the GRANTORS, HEREBY CONVEY AND WARRANT TO MANUEL GIRON, the GRANTEE, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lot 13 in Block 26 of THIRD ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Map/Tax: 3611-007B0-03000

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$0 ("NONE").

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.

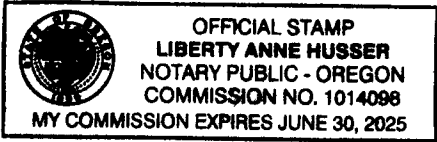
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28 <sup>July 4th</sup> day of ~~August~~, 2023.

MICHAEL SHEARLOCK

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me on this August 28 <sup>July 4th</sup>, 2023, by MICHAEL SHEARLOCK.



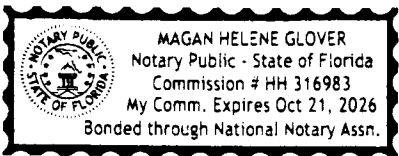
NOTARY PUBLIC  
My Commission Expires: June 30, 2025

Dated this 23 of August, 2023

JOYCE VAUGHN-SHEARLOCK

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF Escambia )

The foregoing instrument was acknowledged before me on this August 23, 2023, by JOYCE VAUGHN-SHEARLOCK.



NOTARY PUBLIC  
My Commission Expires: 10/21/2026