

2023-008185

Klamath County, Oregon



00320105202300081850030034

09/19/2023 02:35:25 PM

Fee: \$92.00

After recording, return to:
Jose Carlos Amparo Isordio
104 W. Ball Mountain Rd
Macdoel, CA 96058

Until a change is requested,
all tax statements should be sent to:
Jose Carlos Amparo Isordio
104 W. Ball Mountain Rd
Macdoel, CA 96058

WARRANTY DEED

Under ORS 93.850

The grantor,
Javier Chavez
1813 Devonshire Dr.
Chico, CA 95928

for the true and actual consideration of 0.00
Zero Dollars

CONVEYS AND WARRANTS to the grantee,
Jose Carlos Amparo Isordio
104 W. Ball Mountain Rd
Macdoel, CA 96058

the following described real property, free of encumbrances, except as specifically
set forth herein:
Lot 1, Block 13, TOWN OF MERRILL, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: R4110-001CC-00600
And commonly known as: 332 E. 3rd St Merrill, OR 97633

Source of Title:

Being the same property conveyed by Statutory Warranty Deed from Edward A. Medina and Rose Marie Medina, Trustees or their successors in trust under The Medina Loving Trust dated March 19, 1997, and any amendments thereof to Javier Chavez recorded on September 19, 2011 in the office of the Klamath County Clerk, Oregon.

This conveyance is made subject to:

N/A

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 19 day of September, 2023, in the presence of:

Signature

Javier Chavez

Print Name

Individual

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 Oregon

COUNTY OF Klamath

On this 19 day of September, 2023, before me, Notary Public in and for said state, personally appeared Javier Chavez

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

Signature: [Signature]

Print Name: Kathleen A. Maynard

Title: Notary Public

My Commission Expires: March 31, 2026

