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Dukes Law



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04/10/2024 03:24:37 PM

Fee: \$82.00

After Recording, Return To:

Gerardo Rojas Hernandez  
583 W. Matheny Avenue  
Tulare, CA 93274

Mail Tax Statements To:

Gerardo Rojas Hernandez  
583 W. Matheny Avenue  
Tulare, CA 93274

STATUTORY WARRANTY DEED

MANUEL GIRON, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO GERARDO ROJAS HERNANDEZ, 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: 3611-007B0-03000/345727

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

The true consideration for this conveyance is other than money.

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 22nd day of March, 2024.

MANUEL GIRON

STATE OF CALIFORNIA

COUNTY OF Tulare

)  
) ss.  
)

The foregoing instrument was acknowledged before me on this March 22, 2024, by MANUEL GIRON.

NOTARY PUBLIC

My Commission Expires: 12/10/27

