

**2021-004443**

**Klamath County, Oregon**

**03/24/2021 02:46:00 PM**

**Fee: \$87.00**

RECORDATION REQUESTED BY/RETURN TO:  
STEWART TITLE GUARANTY COMPANY  
5000 N BIRCH STREET, SUITE 550  
NEWPORT BEACH, CA 92660

SEND TAX NOTICES TO:  
JENNIFER OJEDA AND ARMANDO OJEDA ALVAREZ  
2165 JEFFREY LANE  
KLAMATH FALLS, OR 97603

AMERITITLE NO: 441355AM  
FILE NO: NOWREF21307700

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## **WARRANTY DEED**

For consideration in the amount of Zero Dollars (\$0.00), receipt of which is hereby acknowledged, I (we) **JENNIFER OJEDA, FORMERLY KNOWN AS JENNIFER A. NEILSEN AND ARMANDO OJEDA ALVAREZ, AS TENANTS BY THE ENTIRETY**, hereby bargain, deed and convey to **JENNIFER OJEDA AND ARMANDO OJEDA ALVAREZ, AS TENANTS BY THE ENTIRETY** the following described land in KLAMATH County, State of Oregon, free and clear with WARRANTY COVENANTS; to wit:

**LOT 34, IN TRACT 1378, PLEASANT VISTA STAGE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

APN: 892448

Property Address: 2165 JEFFREY LANE, KLAMATH FALLS, OR 97603

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

**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.**

WITNESS the hands and seal of said Grantors this 06 day of March 2021.

Jennifer Ojeda  
JENNIFER OJEDA,  
F/K/A JENNIFER A. NEILSEN

Armando Ojeda Alvarez  
ARMANDO OJEDA ALVAREZ

STATE OF OREGON     )  
                                  )     SS.  
COUNTY OF KLAMATH )

I, KENNETH J. DICKINSON hereby certify that **JENNIFER OJEDA, F/K/A JENNIFER A. NEILSEN AND ARMANDO OJEDA ALVAREZ**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 06 day of MARCH, A.D., 2021.

(Seal)

Kent J. Dickinson  
Notary Public

My Commission Expires: August 30 2024

PREPARED BY:  
BC LAW FIRM, P.A.  
1803 S Kanner Hwy  
Stuart, FL 34994

