

RECORDING REQUESTED BY & PREPARED BY:

The Document Center, Inc.  
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When Recorded Mail Document  
and Tax Statement To:  
Salvador Covarrubias and  
Nali Hernandez  
5133 Astor Ave.  
Commerce, CA 90040

Escrow No. 19311 D  
Title Order No.

2021-004886

Klamath County, Oregon

03/31/2021 12:54:00 PM

Fee: \$87.00

APN: 3811-016C0-04900-000

## WARRANTY DEED

FOR THE CONSIDERATION OF 4000.00 PAID, I or We,

Mirna Arroyo, a single person  
3570 W. 7th St., Reno, Nv 89503,

do hereby convey to

Salvador Covarrubias and Nali Hernandez, husband and wife as joint tenants  
5133 Astor Ave., Commerce, Ca. 90040,

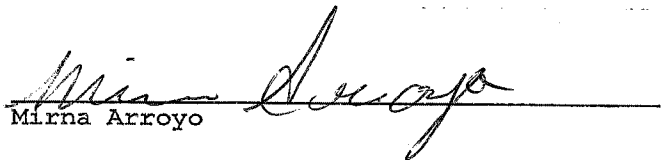
the following described real property situate in Klamath County, State of Oregon

Klamath Falls Forest Estates Hwy 66, Plat 2, Block 40, Lot 19, Klamath  
County, Oregon

Commonly Known As: a Vacant Lot, Oregon

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: \_\_\_\_\_  
March 14, 2021

  
Mirna Arroyo

A notary public or other completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Nevada  
COUNTY OF Washoe  
ON 3-18-2021 before me,  
Amber Miller, notary public,  
personally appeared Mirna Arroyo

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Amber Miller

