POWER OF ATTORNEY

TO SELL REAL ESTATE

Returned at Counter

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2021-016372

Klamath County, Oregon

00290047202100163720300306	

10/29/2021 02:18:00 PM

Fee: \$227.00

SPACE BESERVED FOR RECORDER'S USE

Sebastian Zeleda hereby appoint Vesenia Zepeda as my true and lawful attorney in fact ("my attorney"), to act in my name, place and stead, and for my use and benefit to sell and described as follows (legal description of property):

See Exhibit 'A' -11-a

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

with all the rights and obligations attached thereto, and in my name to execute a deed or deeds of conveyance of the same with or without those rights and obligations and warranty.

I hereby give to my attorney full power and authority to do each and every act and thing as specified herein, as fully as I might or could do if personally present, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done

In construing this instrument, where the context so requires, the singular includes the plural.

I have signed this instrument on 10/13/2021

Sebastian Zepeda

This instrument was acknowledged before me on October 13, 2021
by Schastian Zepeda, Yesenia Zepeda,

OFFICIAL STAMP AMY B MYERS NOTARY PUBLIC-OREGON COMMISSION NO. 1012670 MY COMMISSION EXPIRES MAY 23, 2025

Notary Public for Oregon

My commission expires \$\ \ \ 25 \ \ \ \ 2025

PUBLISHER'S NOTE: Use of this form in connection with real estate may subject the user to real estate licensing requirements. To avoid the need to comply with those requirements: 1) record this form in the county or counties where the real estate is located; 2) specify the address(es) of the property to be managed, controlled, and/or sold; and 3) state that the agent, in dealing with the real property, may not receive any compensation that would require the agent to be licensed under ORS 698 or other applicable law.

Grantor Name and Address: EALCO VILLANEGO And Naribel Zeledo Central Point OR 97502 Grantee Name and Address: Screen Consultation of 97502 After recording return to (Name and Address): Screen Consultation of 97502 Send all tax statement to (Name and Address):	2021-015693 Klamath County, Oregon 00289301202100156930020022 10/18/2021 02:34:51 PM Fee: \$87.00
BARGAIN AND SALE DEED - STATE ECONOMIC VILLENEED AND LUGIDE ZERED ECONOMIC CONTROL SERVICE CONTROL SERVICE CONTROL STATE ECONOMIC DE LUGIDE CONTROL SERVICE DE SOU ECONOMIC DE LUGIDE TRANSPORTE DE SOU ELE FOIL SER EXHIBIT A CHACH SER EXHIBIT A CHACH SER EXHIBIT A CHACH CONTROL SERVICE CONTROL S	Granto Control of terrings in Children of te
"Other Value"	ents of ORS 93.030)
DATED 19 14 202 ; any signature on behalf of a business or other entity State of Oregon County of TACKSON This instrument was acknowledged before me on (date) 10 14 202 by EDU MARUBEL ZEREDA.	murgan
This instrument was acknowledged before me on (date) by as of OFFICIAL STAMP ERIC JON LINDQUIST NOTARY PUBLIC-OREGON	Notany Public for Oregon

COMMISSION NO. 985739 MY COMMISSION EXPIRES MARCH 28, 2023

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

Copyright © 2018, Legal Document Center, All rights reserved.

EXHIBIT "A" (LEGAL DESCRIPTION)

SOUTH HALF OF LOT 8 AND ALL OF LOT 9 IN BLOCK 1 OF HILLCREST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

[THIS AREA OF THE PAGE LEFT INTENTIONALLY BLANK]

Grantor Name and Address: Education K. Villaneda and Maribel Zefoda Grantee Name and Address: Education R. Villaneda and Sebastian Zefoda Tentral Point of 97502 After recording, return to (Name and Address): Education R. Villaneda and Sebastian Zefoda Tentral Point of 97502 Send all tax statement to (Name and Address): Education R. Villaneda and Sebastian Zefoda Send all tax statement to (Name and Address): Education R. Villaneda and Sebastian Zefoda Tentral Point Of 97502	2021-015694 Klamath County, Oregon 00289302202100156940030036 10/18/2021 02:34:56 PM Fee: \$92.00
BARGAIN AND SALE DEED - STATU	TODY FORM
Educado R. Villaneda and Maribel Zefeda Dut with rights of Survivorship conveys to Educado R. Villaneda and Sebastian Z Edmmon but with rants of Survivorship the following described real property situated in Kamath Falls Count	not as tenants in common Grantor, Granter, Grantee
See Exhibit A attach	
For information purposes only, the physical address, map/tax acct#(s) may be reference 414 N. 6-th 5+ Klamath Falls, OR	ed here:
The true consideration for this conveyance is \$ (See requiremen	ts of ORS 93 030)
"Other Value"	
DATED 10 14 2021; any signature on behalf of a business or other entity	is made with the authority of that entity.
- // -	
	Many Bepell
State of Oregon County of TACKSC.	
This instrument was acknowledged before me on (date) 10 14 2021 by EOUTHARIBEL TEPEDA.	ARDO VILLANGOA AND
This instrument was acknowledged before me on (date) by	
as	
of	•
OFFICIAL STAMP ERIC JON LINDQUIST NOTARY PUBLIC-OREGON COMMISSION NO. 985739	Netary Public for Oregon

MY COMMISSION EXPIRES MARCH 28, 2023

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

Copyright © 2018, Legal Document Center, All rights reserved.



B



2019-013296

Klamath County, Oregon

11/14/2019 09:54:01 AM

Fee: \$87.00

THIS SPACE RESERVED FO

After recor	ding return to:	
	R. Villaneda and Sebastian Zepeda	
3460 Cor	ey Road	
Central P	oint, OR 97502	
sent to the	nge is requested all tax statements shall be following address: R. Villaneda and Sebastian Zepeda	
3460 Cor	ey Road	
Central P	oint, OR 97502	
File No.	335572AM	

STATUTORY WARRANTY DEED

Miji Xie,

Grantor(s), hereby convey and warrant to

Eduardo R. Villaneda and Sebastian Zepeda, not as tenants in common but with rights of survivorship,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

Beginning at the Northerly corner of Block 51, in First Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Easterly line of Block 51 and along the Westerly line of Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 51 feet to the West line of said Block 51; thence Northwesterly parallel with Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street to the place of beginning, being a part of Block 51 in First Addition to the City of Klamath Falls, Oregon.

PARCEL 2:

Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 364 feet and Southwesterly at right angles to Sixth Street a distance of 51 feet from the most Easterly corner of Block 51, First Addition; thence Northwesterly parallel to Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 20 feet; thence Southeasterly parallel to Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street 20 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-032AB-11100

412510

The true and actual consideration for this conveyance is \$30,000.00.

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:

414 6th st



Page 2 Statutory Warranty Deed Escrow No. 335572AM

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 13 M day of November, 2019.

Miji Xic

State of OREGON } ss County of Jackson}

On this 13 day of November, 2019, before me, Marious Rose a Notary Public in and for said state, personally appeared Miji Xie, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of OREGON

Residing at: ASHEAND, OR Commission Expires: 11-9-20

OFFICIAL STAMP
MARION ROSE

NOTARY PUBLIC-OREGON
COMMISSION NO. 956488
MY COMMISSION EDPIRES NOVEMBER 69, 2020

Grantor Name and Address:	ZUZ I-U 13093 Klamath County, Oregon
Echordo R. Villaneda and Maribel Zepeda 3460 Corey Rd Central Point, OR 97502	# 0 11 1 0 1
Grantee Name and Address: Schooling Teleda and Eduardo R. Villaneda	
Central Point OR 97502	10/18/2021 02:35:14 PM Fee: \$92.00
After recording, return to (Name and Address): Selection of Peda and Eduardo R. Villaneda 3160 Carry Rd	
Send all tax statement to (Name and Address): Selocition Zelecta and Educato R. Villaneda	
3460 Corey Rd Central Point, OR 97502	
BARGAIN AND SALE DEED - STA	TUTORY FORM
	la not as tenants in Grantor, Williameda not as tenants
the following described real property situated in Klamath falls Co	
See Exhibit "A" 9thach	
For information purposes only, the physical address, map/tax acct#(s) may be refere	enced here: 115, OR 97601
The true consideration for this conveyance is \$ (See requiren	'
"Other Value"	
DATED 10/14/20~1; any signature on behalf of a business or other ent	ity is made with the authority of that entity.
	m b. la-
State of Oneses	Marrie Starrage
State of Oregon County of TACKSC	
This instrument was acknowledged before me on (date) 10 14 201 by E0 MAP-1 BEL ZEPEOA,	WARDO VILLANGOA AND
This instrument was acknowledged before me on (date) by	
asof	
OFFICIAL STAMP ERIC JON LINDQUIST	
NOTARY PUBLIC-OREGON COMMISSION NO. 985739 MY COMMISSION EXPIRES MARCH 28, 2023	Notary Public for Oregon

MAA AAECAE

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.306, 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

ude required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

Copyright © 2018, Legal Document Center, All rights reserved.



2021-003759

Klamath County, Oregon 03/12/2021 01:18:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After reco	rding return to:
	Zepeda and Eduardo Villaneda
3460 Co	
	oint, OR 97502
sent to the Sebastian	ange is requested all tax statements shall be following address: 2 Zepeda and Eduardo Villaneda
3460 Co	rey Rd.
Central F	oint, OR 97502
File No.	438983AM

STATUTORY WARRANTY DEED

Wilma South,

Grantor(s), hereby convey and warrant to

Sebastian Zepeda and Eduardo Villaneda, not as Tenants in Common, but with Rights of Survivorship

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 10, Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion conveyed to Klamath County by deed recorded July 1, 1988 in Volume M88, page 10308, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land being a portion of Lot 10, Block 5, ALTAMONT ACRES, also being in the NW1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 10 at the intersection of the Altamont Drive and Onyx Avenue rights-of-way; thence Northerly, along said Altamont Drive right-of-way line, 10.00 feet; thence Southeasterly to a point on the North right-of-way line of Onyx Avenue 60.00 feet Easterly of the Southwest corner of said Lot 10 (point of beginning); thence Westerly 60.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$106,000.00.

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 10th day of MAY. Soul.

Wilma South

State of [] ss County of Kinney

On this 10th day of 10th, 2021, before me, Debugh Anne Sinvold a Notary Public in and for said state, personally appeared Wilma South, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Che

Residing at: Name 100
Commission Expires 9-30-21

OFFICIAL STAMP
DEBORAH ANNE SINNOCK
NOTARY PUBLIC- OREGON
COMPAISSION NO. 966136
COMPAISSION EXPIRES AUGUST 30, 2021



\bigcup	
Entra Concurs of 97502 Grantee Name and Address: School Concurs of 97502 After recording, return to (Name and Address): Send all tax statement to (Name and Address):	2021-015696 Klamath County, Oregon 00289304202100156960020022 10/18/2021 02:35:29 PM Fee: \$87.00
PARCANY	
BARGAIN AND SALE DEED - STATUTOR Education Villaneda and Marinel Zeperla of School but with the rights of Survivors Sonveys to Sebastian Zeperla and Education Villane In Common but with the rights of Survivors the following described real property situated in Klamath Falls County, or See Exhibit "A attach	of as tenants in Grantor, Gran
For information purposes only, the physical address, map/tax acct#(s) may be referenced her 435 N. 6th 5t Kumath Falls, OR 9760	re:
The true consideration for this conveyance is \$ 0.00 . (See requirements of the conveyance is \$ 0.00	ORS 93.030)
DATED 1014 2021; any signature on behalf of a business or other entity is made	de with the authority of that entity.
	Mankend
State of Oregon County of TACKSON	0
This instrument was acknowledged before me on (date) 1014 2021 by 600 AP-11	O VILLANGOA AND
This instrument was acknowledged before me on (date) by	
as	
of	
OFFICIAL STAMP ERIC JON LINDQUIST NOTARY PUBLIC-OREGON COMMISSION NO. 985739 MY COMMISSION EXPIRES MARCH 28, 2023	Note: Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.306), 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

2018-007244

Klamath County, Oregon 06/15/2018 10:49:00 AM

Fee: \$92.00

After recording return to: Sebastian Zepeda and Eduardo Villaneda 3460 Corey Rd Central Point, OR 97502

Until a change is requested, all tax statements shall be sent to the following address: Sebastian Zepeda and Eduardo Villaneda 3460 Corey Rd Central Point. OR 97502

SPECIAL WARRANTY DEED (OREGON)

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III.

Grantor, conveys and specially warrant(s) to

Sebastian Zepeda and Eduardo Villaneda, as tenants in common

Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

Lot 5 in block 45 of First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free of all encumbrances created, EXCEPT:

Exceptions to the covenants described in ORS 93.855(2)

The true consideration for this conveyance is \$83,500.00

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSPERRING 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.

Order # and property address 220-OR-V1

E
Grantor Name and Address: Edwardo K. Villaneda and Maribel Zepada Klamath County, Oregon
Central Point of 97502 Grantee Name and Address:
Separation Zepeck and Educato R. Villanda 00289305202100156970030036
After recording, return to (Name and Address): Selection Careed and Educado R. Villaneda 10/18/2021 02:35:51 PM Fee: \$92.00
Send all tax statement to (Name and Address):
Sebastian Refered and Educado R. Villanda 2460 Correy Rd Central Joint OK 97502
BARGAIN AND SALE DEED - STATUTORY FORM
Educido K. Villaneda and Maribel Cepeda not as tenants in Common but with rights of survivorship. Grantor, conveys to Sebastian Repeda and Educado K. Villaneda not a tenants The Common but with rights of survivorship. Grantee,
the following described real property situated in Kanath Falls County, Oregon: See Exhibit A Attach
For information purposes only, the physical address, map/tax acct#(s) may be referenced here: 413 5 9+h 5+ Klamath Falls, or 974601
The true consideration for this conveyance is \$ (See requirements of ORS 93.030)
Other Value"
DATED 1014 2021; any signature on behalf of a business or other entity is made with the authority of that entity.
En marker mant
State of Oregon County of TACKSON
This instrument was acknowledged before me on (date) 10/14/2021 by EDUARDO VILLANGOA AND MARIBEL ZEPEDA.
This instrument was acknowledged before me on (date) by
as
OFFICIAL STAMP
ERIC JON LINDQUIST NOTARY PUBLIC-OREGON COMMISSION NO. 985739

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

MY COMMISSION EXPIRES MARCH 28, 2023

Copyright © 2018, Legal Document Center, All rights reserved.



THIS SPACE RESERVED FO

2021-005473

Klamath County, Oregon 04/12/2021 01:44:01 PM

Fee: \$87.00

After recording return to:	
Sebastian Zepeda and Eduardo Villaneda	
3460 Corey Rd.	_
Central Point, OR 97502	
Until a change is requested all tax statements shall be	
sent to the following address:	
Sebastian Zepeda and Eduardo Villaneda	
3460 Corey Rd.	_
Central Point, OR 97502	
File No 4402354M	_

STATUTORY WARRANTY DEED

Susan E. Suell, as Affiant/Claiming Successor of the Estate of Alton Buford Davis,

Grantor(s), hereby convey and warrant to

Sebastian Zepeda and Eduardo Villaneda, not as tenants in common but with rights of survivorship,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The Southerly 40 feet of Lots 4 and 5, Block 7, CANAL ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Beginning on the Northerly line of 9th Street at the Southeast corner of Lot 5, Block 7, CANAL ADDITION to the City of Klamath Falls, Oregon; thence Northeast along the Northwest line of alley 45.6 feet, more or less, to the most Easterly corner of Lot 4; thence in a Northwest direction along the lot lines between Lots 3 and 4, Block 7, 40 feet; thence in a Southwest direction along a line which is parallel and 40 feet distant from the Northwest line of aforementioned alley to its intersection with the Northerly line of 9th Street; thence in a Southeast direction along the North line of 9th Street to the point of beginning.

The true and actual consideration for this conveyance is \$52,000.00.

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:

E

Page 2 Statutory Warranty Deed Escrow No. 440335AM

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 8 day of April 2021
_	Estate of Alton Buford Davis
(X)	By: Shullowith
	Susan E. Snell, Afriand Claiming Successor
	State of Oregon) ss. County of Washington
	On this 8 day of April, 2021, before me, Kelly L. Reed, a Notary Public in and for said state
	personally appeared <u>Susan E. Snell</u> known or identified to me to be the person whose name is subscribed to the foregoing instrument <u>asl Affiant/Claiming Successor of the Estate of Alton Buford Davis</u> , and acknowledged to me that he/she/they executed the same as Trustee.
	IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
	above written,
	Notary Public for the State of Oregon» Residing at: Canby, OR KELLY L. REED Canby, OR Canby,
	Commission Expires: 3-11-23 NOTARY PUBLIC - OREGON () COMMISSION NO. 990505 MY COMMISSION EXPIRES AUGUST 11, 2023 ()

F	
Granter Name and Address: Edwardo Villaneda and Maribel Zefe 3460 Corey Rd Central Point of 97502 Granter Name and Address: Edwardo Villaneda and Sebastian Zefer 2460 Corey Rd After recording, return to (Name and Address): Edwardo Villaneda and Sebastian Zefer 3460 Corey Rd Central Point of 97502 Send all tax statement to (Name and Address): Edwardo Villaneda and Sebastian Zefer 3460 Corey Rd Central Point of 97502 Send all tax statement to (Name and Address): Edwardo Villaneda and Sebastian Zefer 3460 Corey Rd Central Point of 97502	00289306202100156980040040 dq 10/18/2021 02:36:00 PM Fee: \$97.00
PARGARYAN	
Edwardo Villaneda and Maribel Boith the rights of Survivorship conveys to Edwardo Villaneda and Seba tut with the rights of Survivors the following described real property situated in Klamat	Grantor, Grantor, Grantor, Grantor, Grantee, Grantee,
For information purposes only, the physical address, map/tax acc	ct#(s) may be referenced here:
The true consideration for this conveyance is \$ 0.00	(See requirements of ORS 93.030)
DATED 16/14/2021; any signature on behalf of a bu	usiness or other entity is made with the authority of that entity.
	mandesph
State of Oregon County of Theks	
This instrument was acknowledged before me on (date) 101141	2021 by EDUARDO VILLANTOA AND
This instrument was acknowledged before me on (date)	by
as	
of	
OFFICIAL STAMP ERIC JON LINDQUIST NOTARY PUBLIC-OREGON COMMISSION COMMISSION	Notaty Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Polinitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.330, 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

MY COMMISSION EXPIRES MARCH 28, 2023

Copyright © 2018, Legal Document Center, All rights reserved.



2020-000824

Klamath County, Oregon 01/22/2020 08:24:00 AM

Fee: \$92.00

After recording return to: SOLIDIF1 88 SILVA LANE STE 210 MIDDLETOWN, RI 02842

Until a change is requested, all tax statements shall be sent to the following address: GO AMERICA, LLC 3460 COREY ROAD CENTRAL POINT, OR 97502

SPECIAL WARRANTY DEED (OREGON)

GO AMERICA, LLC Grantor, conveys and specially warrant(s) to EDUARDO VILLANEDA AND SEBASTIAN ZEPEDA, AS TENANTS IN COMMON Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, CITY OF KLAMATH FALLS, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 62, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON,

Tax Parcel No.: R370271

This property is free of all encumbrances created, EXCEPT.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is \$35,000.00

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.

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

State of California)	
•)	88
County of San Diego)	

On <u>January 2, 2020</u>, before me, Brenda Janette Moreno Garcia, Notary Public, personally appeared <u>Andrew Garza</u>, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Brenda Janette Morene Garcia COMM. #2179562 NOTANY PUBLIC-CALIFORMA SAN DIEGO COUNTY Of My Commission Expires JANUARY 13, 2021

(Seal)

Dated. 1-2- 70		
GO AMERICA LLC		
By: Lowestment Rend; us Tay member By: Name: Its; President		
STATE OF		
COUNTY OF		
Personally came and appeared before me, the unappeared President of acknowledged before me that he/she/they signed day and year therein mentioned.	who etknowledged himself/	herself to be the
GIVEN UNDER MY HAND AND OFFICIAL	SEAL, thisday of	, 20
Notary Public		
My Commission Expires:	•	
y, affaine	O)	

G	
Grantor Name and Address: EDUCACIO VIllaneda and Ugribel Zefeda Control for or CP502 Grantee Name and Address: Educacio VIllaneda and Sebastian Zefeda After recording, return to (Name and Address): Educacio VIllaneda and Sebastian Zefeda Central font or 97502 Send all tax statement to (Name and Address): Educacio VIllaneda and Sebastian Zefeda Send all tax statement to (Name and Address): Educacio VIllaneda and Sebastian Zefeda Central font or 97502	2021-015699 Klamath County, Oregon 00289307202100156990030030 10/18/2021 02:36:16 PM Fee: \$92.00
BARGAIN AND SALE DEED - STAT	
Educado Villaneda and Maribel Zapeda but with the rights of Survivorship.	not as tenants in Common Granto Common of the Peda not as tenants in Granto
For information purposes only, the physical address, map/tax acct#(s) may be reference and the following state of	91608
DATED ININIZATI	
DATED 10 14 28 21; any signature on behalf of a business or other entity State of Oregon County of JACKSON	is made with the authority of that entity.
This instrument was acknowledged before me on (date) 10 14 202 by EDJA	troo villangoa am
This instrument was acknowledged before me on (date) by	
s	
OFFICIAL STAMP ERIC JON LINDQUIST NOTARY PUBLIC-OREGON	Notary Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

COMMISSION NO. 985739 MY COMMISSION EXPIRES MARCH 28, 2023 Notary Public for Oregon

Copyright © 2018, Legal Document Center, All rights reserved.

PREPARED BY:

Kelly Edeline

PO Box 138

Keno, Oregon 97627

2021-006478

Klamath County, Oregon

04/26/2021 12:16:58 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Eduardo Villaneda And Or Sabatian Repeda

3460 Corey Rd

Central Point, Oregon 97502

PARCEL ID #:

3909-010DA-03330 ()39(2)()

GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated 04/26/2021, is made by and between Herman B. Lindow, located at 3850 Clinton Ave., Klamath Falls, Oregon 97603 (the "Grantor") and Eduardo Villaneda And Or Sabatian Zepeda, located at 3460 Corey Rd, Central Point. Oregon 97502 (the "Grantee").

For and in consideration of the total sum of \$100,000.00 dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Klamath County at 3904 Clinton Ave. Klamath Falls, Oregon 97603, and herein described as follows:

Full legal description: Lot 13 of LANDIS PARK Klamath County, Oregon

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights. whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Klamath County.

leturned at Counter

homestead, community property, and all other right, title and interest in and to the property described in this Deed.

Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.

Grantor covenants with the Grantec, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises.

The words "Grantor" and "Grantee" shall be construed as if they read "Grantors" and "Grantees" whenever the sense of this indenture so requires.

of Spril 2021.

GRANTOR	GRANTEE
(Grantor Signature)	(Grantee Signature) 3000 Signature
3850 Clinton Ave	3460 Corey Rd
Klamath Falls, Oregon 97603	Central Point, Oregon 97502
Signed in our presence:	
(Witness #1 Signature)	(Witness #2 Signature)
(Witness #1)	(Witness #2)

Grantor Name and Address: Falsacio Villaneda and Maribel Zepeda Central Point, Ok 97502 Granter Name and Address: Falsacio Villaneda and Sepastian Zepeda After recording, return to (Name and Address): Falsacio Villaneda and Sepastian Zepeda Send all tax statement to (Name and Address): Falsacio Villaneda and Sepastian Zepeda Central Point, Ok 97502 Send all tax statement to (Name and Address): Falsacio Villaneda and Sepastian Zepeda Central Point, Ok 97502
BARGAIN AND SALE DEED - STATUTORY FORM
Edwards Villaneda and Marihel Zafeda not as tenants in Common abyt with the rights of Survivorship. Conveys to Edwards Villaneda and Sepastich Zefeda not as tenants in Grantor, Grant
For information purposes only, the physical address, map/tax acct#(s) may be referenced here: 3850 Clindon Ale Klamon Falls, OR 97603
The true consideration for this conveyance is \$\(\int_{\color}\). (See requirements of ORS 93.030)
DATED 1014 2021; any signature on behalf of a business or other entity is made with the authority of that entity.
State of Oregon County of JACKSc.)
This instrument was acknowledged before me on (date) 10/14/2021 by EOUAR-OO VILLANTOR AND MARIBEL 2000
This instrument was acknowledged before me on (date)by
as
of
OFFICIAL STAMP ERIC JON LINDQUIST NOTARY PUBLIC-OREGON COMMISSION NO. 985739 MY COMMISSION EXPIRES MARCH 28, 2023

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

Copyright © 2018, Legal Document Center, All rights reserved.

a7-

H

PREPARED BY:

Kelly Egeline

PO Box 138

Keno, Oregon 97627

AFTER RECORDING RETURN TO:

Eduardo Villaneda And Or Sabatian Zepeda

3460 Corey Rd

Central Point, Oregon 97502

2021-006476 Klamath County, Oregon



04/26/2021 12:16:25 PM

Fee: \$92.00

PARCEL ID #:

3909-010DA-02800

GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated 04/26/2021, is made by and between Herman B. Lindow, located at 3850 Clinton Ave, Klamath Falls, Oregon 97603 (the "Grantor") and Eduardo Villaneda And Or Sabatian Zepeda, located at 3460 Corey Rd, Central Point, Oregon 97502 (the "Grantee").

For and in consideration of the total sum of \$100,000.00 dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Klamath County at 3850 Clinton Ave, Klamath Falls, Oregon 97603, and herein described as follows:

Full legal description: Lot 14 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Regulations described of South Suburban Sanitary District; Regulations described of Klamath Irrigation District; Building set, back line 20 feet from Clinton Avenue as shown on dedicated plat; Easement along rear lot line as shown on dedicated plat:

Reservation of easement in plat dedication, to wit: "Easements over all lots for future sewers."

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights,

Returned at Counter

H

whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Klamath County.

Grantor does hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest in and to the property described in this Deed.

Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.

Grantor covenants with the Grantee, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises.

The words "Grantor" and "Grantee" shall be construed as if they read "Grantors" and "Grantees" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, this Deed is hereby executed by the Grantor on this ${\mathcal A}$

GRANTOR

GRANTEE

Grantee Signature)

Grantee Signature)

3850 Clinton Ave
Klamath Falls, Oregon 97603

Signed in our presence:

(Witness #2 Signature)

, 20 21.

(Witness #1 Signature)

State of Oregon

88.

County of Klamath

The foregoing instrument was acknowledged before me on 04/26/2021, by Herman B. Lindow personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

(Notary Public Signature)

Notary Commission Expires:

OFFICIAL STAMP
ROBIN LYNN BELT
NOTARY PUBLIC - OREGON
COMMISSION NO. 966612
MY COMMISSION EXPIRES SEPTEMBER 17, 2021

Grantor Name and Address; Educated Villaneda and Maribel Zepeda Central Point OR 97502 Grantee Name and Address; Educated Villaneda and Sebastian Zepeda Central foint OR 97502 After recording, return to (Name and Address): Educated Villaneda and Sebastian Zepeda Central Point OR 97502 Send all tax statement to (Name and Address): Educated Villaneda and Sebastian Zepeda Central Point OR 97502 Send all tax statement to (Name and Address): Educated Villaneda and Sebastian Zepeda Central Point OR 97502	2021-015701 Klamath County, Oregon 00289309202100157010030032 10/18/2021 02:36:57 PM Fee: \$92.00
BARGAIN AND SALE DEED - STAT	CUTORY FORM
Educado Villaneda and Marinel Zepeda but with the rights of Sorvivorship. conveys to Educado Villaneda and Sebastian Z Common but with the rights of Sorviv	not as terants in Common Grantor of Control Grantor of Control Grantor of Control Grantee, or Grantee,
See Exhibit "A" attach	
For information purposes only, the physical address, map/tax acct#(s) may be refered 3916 Clinton AVE Klamath Falls, or The true consideration for this conveyance is \$ (See requirement)	<u>C7603</u>
DATED 10 14 7671; any signature on behalf of a business or other entit	y is made with the authority of that entity.
State of Oregon	Mantzerh
County of TACKSCY	
This instrument was acknowledged before me on (date) 10 14 2021 by EOU MARIBEL ZEPEOA.	APDO VILLANTOA AND
This instrument was acknowledged before me on (date) by	
as	
or	
OFFICIAL STAMP ERIC JON LINDQUIST NOTARY PUBLIC-OREGON COMMISSION NO. 985739 MY COMMISSION EXPIRES MARCH 28, 2023	Notary Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWS 2010 (Definitions) FORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

Copyright © 2018, Legal Document Center, All rights reserved.

09-

PREPARED BY:

Kelly Egeline

PO Box 138

Kene, Oregon 97627

2021-006477 Klamath County, Oregon

04/28/2021 12:18:37 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Eduardo Villaneda And Or Sabatian X

3460 Corey Rd

Central Point, Oregon 97502

PARCEL ID #:

3909-010DA-03100

GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated 04/26/2021, is made by and between Herman B. Lindow, located at 3850 Clinton Ave, Klamath Falls, Oregon 97603 (the "Grantor") and Eduardo Villaneda And Or Sabatian Zepeda, located at 3460 Corey Rd, Central Point, Oregon 97502 (the "Grantee").

For and in consideration of the total sum of \$100,000.00 dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Klamath County at 3916 Clinton Ave, Klamath Falls, Oregon 97603, and herein described as follows:

Full legal description: Lot 11. LANDIS PARK, in the County of Klamath. State of Oregon

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Klamath County.

Grantor does hereby waive and release to the Grantee all rights of dower, curtesy,

Figurned at Counter

J

homestead, community property, and all other right, title and interest in and to the property described in this Deed.

Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.

Grantor covenants with the Grantee, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises.

The words "Grantor" and "Grantee" shall be construed as if they read "Grantors" and "Grantees" whenever the sense of this indenture so requires.

of April _____, 20 21.

GRANTOR	GRANTEE
Henry R. The Grantor Signature)	(Grantee Signature) Sebo-Selian Zepeob
3850 Clinton Ave	3460 Corey Rd
Klamath Falls, Oregon 97603	Central Point, Oregon 97502
Signed in our presence:	·
(Witness #1 Signature)	(Witness #2 Signature)
(Witness #1)	(Witness #2)

J
Grantor Name and Address: Edwardo Villaneda and Maribel Zepada Central foint of 97502 Grantee Name and Address:
Educado Villaneda and Sebastian Zefada Reserved for Central Point OR 97502 After recording, return to (Name and Address): Educado Villaneda and Sebastian Zepeda Floo Cosey Rd On Cosey Rd Reserved for Recorder's Use
Central Point, DE 97502 Send all tax statement to (Name and Address): Educardo Villaneca and Sebastian Refeda 2160 Corey of 97502
BARGAIN AND SALE DEED - STATUTORY FORM
Educado Villaneda and Maribel Zepeda not as tenants in Common but with the rights of survivorship. Common but with the rights of survivorship. Common but with the rights of survivorship. Change described real property situated in Kannath Falls County, Oregon:
See Exhibit "A" attach
For information purposes only, the physical address, map/tax acct#(s) may be referenced here: 3862 Clin too Ale Konorth Falls, OR 97603
The true consideration for this conveyance is \$_\(\int_{\infty}\) (See requirements of ORS 93.030)
Other Value
DATED 1014 2021; any signature on behalf of a business or other entity is made with the authority of that entity.
Elle martigat
State of Oregon County of TACKSON
This instrument was acknowledged before me on (date) 10/14/2021 by EOUTO-DO VILLANDA AND MARIBEL ZEPERA.
This instrument was acknowledged before me on (date)by,
as
OFFICIAL STAMP

OFFICIAL STAMP
ERIC JON LINDQUIST
NOTARY PUBLIC-OREGON
COMMISSION NO. 985739
MY COMMISSION EXPIRES MARCH 28, 2023

Notary Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

PREPARED BY:

Kelly Egeline

PO Box 138

Keno, Oregon 97627

AFTER RECORDING RETURN TO:

Eduardo Villaneda And Or Sabatian X PX Zopeda

3460 Corey Rd

Central Point, Oregon 97502

2021-006479

Klamath County, Oregon



04/26/2021 12:17:25 PM

Fee: \$92.60

PARCEL ID #:

3909-010DA-09909 3000

GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated 04/26/2021, is made by and between Herman B. Lindow, located at 3850 Clinton Ave, Klamath Falls, Oregon 97603 (the "Grantor") and Eduardo Villaneda And Or Sabatian Zepeda, located at 3460 Corey Rd, Central Point, Oregon 97502 (the "Grantee").

For and in consideration of the total sum of \$87,500.00 dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Klamath County at 3862 Clinton Ave, Klamath Falls, Oregon 97603, and herein described as follows:

Full legal description: Lot 12 Landis Park adjacent to the City of Klamath Falls, Klamath County, Oregon.

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county sign of Klamath Sounty.

Returned at Counter