



THIS SPACE RESERVED FOR

2022-004536
Klamath County, Oregon
04/11/2022 08:48:01 AM
Fee: \$87.00

After recording return to:

Dagan Helt
P. O. Box 374
Noti, OR 97461

Until a change is requested all tax statements shall be sent to the following address:

Dagan Helt
P. O. Box 374
Noti, OR 97461
File No. 532262AM

STATUTORY WARRANTY DEED

Coral R. Villarino, Trustee of the Hector Romero Trust under the Oscar D. Romero 2015 Separate Property Trust, dated April 3, 2015,

Grantor(s), hereby convey and warrant to

Dagan Helt,

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 21 in Block 11 of OREGON SHORES SUBDIVISION – TRACT NO. 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$4,000.00.

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:

87 HLT

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 30 day of MARCH, 2022

Hector Romero Trust under the Oscar D. Romero 2015 Separate Property Trust

By: Coral R. Villarino, Trustee
Coral R. Villarino, Trustee

State of California, ss.
County of San Diego

On this 30th day of March, 2022, before me, Stacy M. Gobert, a Notary Public in and for said state, personally appeared Coral R. Villarino known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Coral R. Villarino, Trustee of the Hector Romero Trust under the Oscar D. Romero 2015 Separate Property Trust, Dated April 3, 2015, 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.

Stacy M. Gobert
Notary Public for the State of California
Residing at: 3119 NCCA 91950 (Shelby)
Commission Expires: March 2, 2025

