



THIS SPACE RESERVED FOR

2022-007545

Klamath County, Oregon

06/17/2022 08:36:01 AM

Fee: \$87.00

After recording return to:

San Pedro Fiduciary Services, LLC, an Arizona limited
liability Company, Trustee of the Villescas Living
Trust

5319 Mahan Avenue

Klamath Falls, OR 97601

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

San Pedro Fiduciary Services, LLC, an Arizona limited
liability Company, Trustee of the Villescas Living
Trust

5319 Mahan Avenue

Klamath Falls, OR 97601

File No. 546456AM

STATUTORY WARRANTY DEED

Bryan Hammond,

Grantor(s), hereby convey and warrant to

**San Pedro Fiduciary Services, LLC, an Arizona limited liability Company, Trustee of the Hayleigh Nicole
Villescas and Jayda Renee Villescas Irrevocable Living Trust,**

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:

**Lots 11 and 12, Block 28, WEST KLAMATH ADDITION to the City of Klamath Falls, 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 \$90,000.00.

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 _____ day of 6/14/22.

Bryan Hammond
Bryan Hammond

State of Oregon } ss
County of Klamath }

On this 14 day of June, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Bryan Hammond, 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.

Emily Coe
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: 9/27/2025

