

**2023-001294**

**Klamath County, Oregon**

**02/24/2023 08:23:02 AM**

**Fee: \$92.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Wildwood Land LLC  
1704 N Bell St Unit #432  
Fremont, NE 68025

---

**WARRANTY DEED**

THE GRANTOR(S),

- Juan Sebastian Orduz-Barrera 14596 Monrovia Ln, Fort Myers, FL 33905
- Adriana Margarita Sierra-Santos, 9481 Ashlee Ridge Ave, Las Vegas, NV 89178

for and in consideration of: 8,000 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Wildwood Land LLC with a Mailing address of 1704 N Bell St Unit #432 Fremont, NE 68025,  
the following described real estate, situated in the County of Klamath, State of Oregon:

Apn# R-3511-014CD-02800; Oregon Pines Block 19 Lot 26, -AND

Apn# R-3511-014CD-02900 ; Oregon Pines Block 19 Lot 27, both being located in Klamath County Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 2-23-2023

Juan Orduz

14596 MONROVIA LN, FORT MYERS, FL 33920

Grantor Signatures:

DATED: 2/8/2023

Adriana Sierra

Adriana Sierra  
9481 Ashlee Ridge Ave, Las Vegas, NV 89178

STATE OF FLORIDA

COUNTY OF LEE, ss:

This instrument was acknowledged before me on this 23 day of FEBRUARY, 2023 by Juan Sebastian Orduz-Barrera



J Shifflett

Notary Public

Signature of person taking acknowledgment

NOTARY PUBLIC

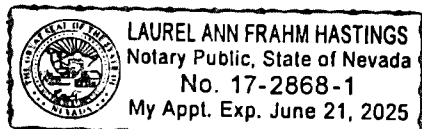
Title (and Rank)

My commission expires 9/26/24

STATE OF NEVADA

COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 8TH day of FEBRUARY, 2023 by Adriana Margarita Sierra-Santos.



Laurel Ann Hastings

Notary Public

Signature of person taking acknowledgment

NOTARY PUBLIC SIGNING AGENT

Title (and Rank)

My commission expires 06/21/2025

## **APPENDIX A**

<b>APN</b>	<b>Legal Description</b>
------------	--------------------------

282679	Apn# R-3511-014CD-02900 ; Oregon Pines Block 19 Lot 27
--------	--

282660	Apn# R-3511-014CD-02800; Oregon Pines Block 19 Lot 26
--------	---