



2023-004524
Klamath County, Oregon
06/13/2023 01:38:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDING USE

After recording return to:
Alex Richard Hernandez and Maria Guadalupe
Preciado
329 Hillside Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Alex Richard Hernandez and Maria Guadalupe
Preciado
329 Hillside Ave.
Klamath Falls, OR 97601
File No. 590089AM

STATUTORY WARRANTY DEED

Melissa Dennen who acquired title as Melissa Brewer,

Grantor(s), hereby convey and warrant to

Alex Richard Hernandez and Maria Guadalupe Preciado, as Tenants by the Entirety,

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 in Block 4 of DIXON 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 \$280,000.00.

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 9 day of June 2023.


Melissa Dennen

State of Oregon } ss
County of Josephine }

On this 9th day of June 2023, before me, Cynthia Lynn Krickhahn, a Notary Public in and for said state, personally appeared Melissa Dennen, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that she 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: Josephine County
Commission Expires: 08-18-2026

