

RECORDING REQUESTED BY:



10151 SE Sunnyside Road, Ste 300  
Clackamas, OR 97015

2023-006629

Klamath County, Oregon

08/04/2023 10:45:02 AM

Fee: \$92.00

**AFTER RECORDING RETURN TO:**

**Order No.:** 472523002760-TW

Juan Guerrero Medina and Leticia Gonzalez Saavedra, as  
tenants by the entirety  
14222 SE Division Street #58  
Portland, OR 97236

**SEND TAX STATEMENTS TO:**

Juan Guerrero Medina and Leticia Gonzalez Saavedra  
14222 SE Division Street #58  
Portland, OR 97236

APN: R612402

2020 Darrow Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Land Fast Offers, LLC, an Texas limited liability company, Grantor, conveys and warrants to Juan Guerrero Medina and Leticia Gonzalez Saavedra, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:**

Lot 693 in Block 104 of MILLS 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 NINETEEN THOUSAND AND NO/100 DOLLARS (\$19,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**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.**

CHICAGO TITLE 472523002760 601053AM

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 07/31/2023

Land Fast Offers, LLC, an Texas limited liability company

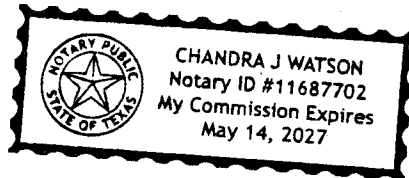
BY: Timothy Ebie, Managing Member  
Timothy Ebie  
Managing Member

State of Texas  
County of Fort Bend

This instrument was acknowledged before me on 07/31/2023 by Timothy Ebie, as Managing Member for Land Fast Offers, LLC, an Texas limited liability company.

Chandra J. Watson  
Notary Public - State of ~~Oregon~~ Texas

My Commission Expires: 05/14/2027  
Chandra J. Watson



**EXHIBIT "A"**  
Exceptions

**Subject to:**

Taxes assessed under Code No. 001 Account No. 612402 Map No. 3809-033DB-03700  
The 2023-2024 Taxes: A lien not yet due or payable.