



2023-007275

Klamath County, Oregon

08/24/2023 02:50:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Steven K. Hedlund and Kaylan A. Hedlund

P.O. Box 454

Klamath Falls, OR 97601

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

Steven K. Hedlund and Kaylan A. Hedlund

P.O. Box 454

Klamath Falls, OR 97601

File No. 600571AM

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### STATUTORY WARRANTY DEED

**Juvenal Murillo Perez, Juana Angelica Valadez Rizo, who acquired title as Angelica Murillo and Monica Murillo, not as tenants in common but with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Steven K. Hedlund and Kaylan A. Hedlund, 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:

**Unit 10135, SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3, 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 \$205,000.00.

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:

*2023-2024 Real Property Taxes, a lien not yet due and payable*

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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 16 day of August 2023

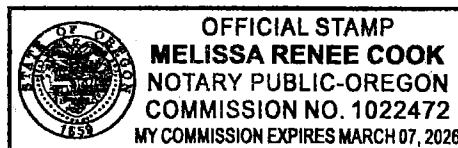
Juvenal Murillo-Perez  
Juvenal Murillo-Perez

State of Oregon } ss  
County of Klamath }

On this 16 day of August, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Juvenal Murillo Perez, 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.

Melissa Cook

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26



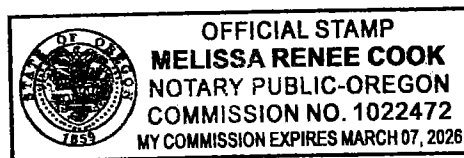
Dated this 16 day of August, 2023

Monica Murillo  
Monica Murillo

State of Oregon } ss  
County of Klamath }

On this 16 day of August, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Monica Murillo, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26



Dated this 18 day of August, 2023

Juana Angelica Valadez Rizo  
Juana Angelica Valadez Rizo

State of Oregon } ss  
County of Klamath }

On this 18 day of August, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Juana Angelica Valadez Rizo, 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.

Melissa Cook

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26

