



**2023-007987**  
Klamath County, Oregon  
09/12/2023 02:45:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Isaac Villalpando

1411 Worden Ave

Klamath Falls, OR 97601

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

Isaac Villalpando

1411 Worden Ave

Klamath Falls, OR 97601

File No. 602974AM

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### STATUTORY WARRANTY DEED

**Mark A. Lamb and Katherine A. Lamb, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Isaac Villalpando,**

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:

**That portion of Lot 16, Block 1, Tract 1031, Shadow Hills Subdivision No. 1, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the most Northwesternly corner of Lot 16; thence South 23° 56' 00" West 50.00 feet to the point of beginning; thence North 66° 04' 00" West 128.64 feet to the West line of said Lot 16; thence South along the West line of Lot 16, 54.68 feet; thence South 66° 04' 00" East 106.49 feet to the East line of Lot 16 thence North 23° 56' 00" East along the Westerly right of way line of Summers Lane to the point of beginning.**

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:

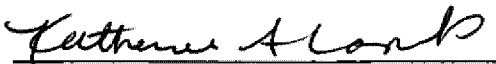
***2023-2024 Real Property Taxes, a lien not yet due and payable***

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 11 day of September, 2023.



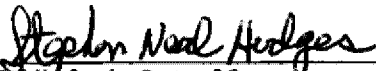
Mark A. Lamb



Katherine A. Lamb

State of Oregon } ss  
County of Deschutes }

On this 11th day of September, 2023, before me, Stephen Neal Hodges a Notary Public in and for said state, personally appeared Mark A. Lamb and Katherine A. Lamb, 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.



Notary Public for the State of Oregon

Residing at: 710 S. Maple St, Sisters OR 97759

Commission Expires: 1/28/25

