



2023-009414
Klamath County, Oregon
11/01/2023 11:40:01 AM
Fee: \$147.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Marvin R. Yong and Christine Yong

PO Box 1658

Klamath Falls, OR 97601

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

Marvin R. Yong and Christine Yong

PO Box 1658

Klamath Falls, OR 97601

File No. 542911AM

STATUTORY WARRANTY DEED

Cynthia J. Smith, individually and as Claiming Successor/Affiant of the Small Estate of Clara Rachael Kusatake, deceased;

Victor Serrano Jr., as to an undivided 1/2 of a one-third undivided interest;

Sophie Serrano, as to an undivided 1/2 of a one-third undivided interest;

Serena Montez, as to an undivided 1/6 of a one-third undivided interest;

Michael Serrano Jr., as to an undivided 1/6 of a one-third undivided interest;

Tony Serrano, as to an undivided 1/6 of a one-third undivided interest;

Reggie Serrano, as to an undivided 1/6 of a one-third undivided interest;

Tammy Serrano, as to an undivided 1/6 of a one-third undivided interest;

Troy Serrano, as to an undivided 1/6 of a one-third undivided interest;

as Tenants in Common;

AND

Robert W. Serrano Sr.,

Grantor(s), hereby convey and warrant to

Marvin R. Yong and Christine Yong, as Tenants in Common,

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 13 in Block 2 and the East 3.5 feet of Lot 12 in Block 2 of WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

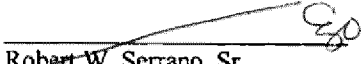
The true and actual consideration for this conveyance is \$160,500.00.

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 26 day of August, 2023.


Robert W. Serrano, Sr.

Cynthia J. Smith

Victor Serrano Jr.

Sophie Serrano

Serena Montez



Michael Serrano Jr.

Tony Serrano

Reggie Serrano

Tammy Serrano

Troy Serrano

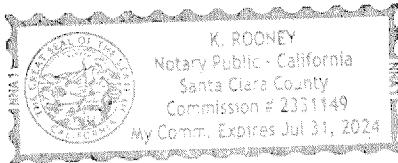
Robert W. Serrano Sr.

State of CA
County of Santa Clara

On this 26 day of August, 2023, before me, K. Rooney a Notary Public in and for said state, personally appeared Michael Serrano Jr. 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.

K. Rooney
Notary Public for the State of CA
Residing at: Campbell
Commission Expires: 7/31/2024
State of CA
County of Santa Clara



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 15 day of August, 2023.



Robert W. Serrano, Sr.

Cynthia J. Smith, individually and as Claiming Successor/Affiant of the Small Estate of Clara Rachael Kusatake, deceased

Victor Serrano Jr.

Sophie Serrano



Stefana Montez

Michael Serrano Jr.

Tony Serrano

Reggie Serrano



Tammy Serrano



Troy Serrano

Robert W. Serrano Sr.

State of _____ } ss
County of _____ }

On this _____ day of August, 2023, before me, _____ a Notary Public in and for said state,
personally appeared See Attached Deck, 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 _____
Residing at: _____
Commission Expires: _____
State of _____ } ss
County of _____ }

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

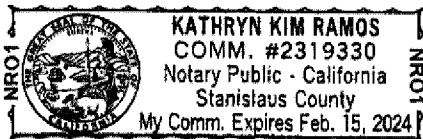
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus

On Aug. 15, 2023, before me, Kathryn Kim Ramos, Notary Public,
personally appeared Serena Motez and Tammy Serrano
and Troy Serrano

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same
in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing
paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

Kathryn Kim Ramos

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document.
and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Statutory Warranty Deed

Document Date: Aug 15, 2023 Number of Pages: 3

Signer(s) Other than Named Above: N/A

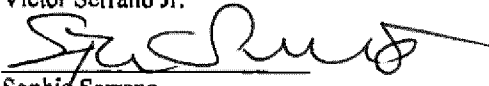
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of AUGUST, 2023


Robert W. Serrano, Sr.

Cynthia J. Smith, individually and as Claiming Successor/Affiant of the Small Estate of Clara Rachael Kusatake, deceased


Victor Serrano Jr.


Sophie Serrano

Serena Montez

Michael Serrano Jr.

Tony Serrano

Reggie Serrano

Tammy Serrano

Troy Serrano

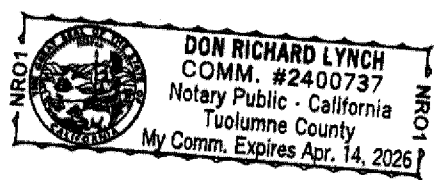
Robert W. Serrano Sr.

State of CA } ss
County of TUOLUMNE

On this 14 day of August, 2023, before me, DON RICHARD LYNCH Notary Public in and for said state,
personally appeared VICTOR SERRANO 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.

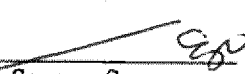
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

DR
Notary Public for the State of CA
Residing at: SONORA, CA
Commission Expires: 4/14/2026
State of CA } ss
County of TUOLUMNE



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 22nd day of August 2025


Robert W. Serrano, Sr.

Cynthia J. Smith, individually and as Claiming Successor/Affiant of the Small Estate of Clara Rachael Kusatake, deceased

Victor Serrano Jr.

Sophie Serrano

Serena Montez

Michael Serrano Jr.

Tony Serrano


Reggie Serrano

Tammy Serrano

Troy Serrano

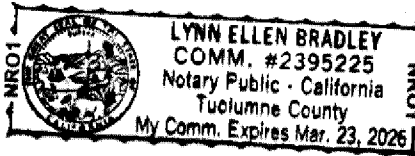
Robert W. Serrano Sr.

State of California ss
County of Tuolumne

On this 22nd day of August, 2023, before me, Lynn Ellen Bradley Notary Public in and for said state, personally appeared Reggie Joseph Serrano 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.

Lynn Ellen Bradley
Notary Public for the State of California
Residing at: Jamestown
Commission Expires: 03-23-2026
State of California ss
County of Tuolumne



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 24 day of August, 2023.


Robert W. Serrano, Sr.

Cynthia J. Smith

Victor Serrano Jr.

Sophie Serrano

Serena Montez

Michael Serrano Jr.


Tony Serrano

Reggie Serrano

Tammy Serrano

Troy Serrano

Robert W. Serrano Sr.

State of California } ss
County of Stanislaus }

On this 24th day of August, 2023, before me, Connie Hassel a Notary Public in and for said state, personally appeared Tony Serrano, 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.

Connie Hassel
Notary Public for the State of California
Residing at: Modesto, California
Commission Expires: Aug. 4, 2026
State of California } ss
County of Stanislaus }



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 10 day of August 2023


Robert W. Serrano, Sr.


Cynthia J. Smith, individually and as Claiming Successor/Affiant of the Small Estate of Clara Rachael Kusatake, deceased

Victor Serrano Jr.

Sophie Serrano

Serena Montez

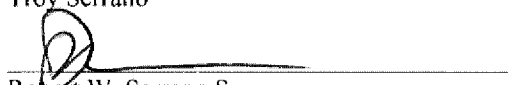
Michael Serrano Jr.

Tony Serrano

Reggie Serrano

Tammy Serrano

Troy Serrano


Robert W. Serrano Sr.

State of Oregon
County of Clatsop

On this 10 day of August, 2023, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Cynthia Smith + Robert Smith 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.

Emily Coe

Notary Public for the State of Oregon
Residing at Klamath Falls, OR
Commission Expires: 9/27/2025
State of Oregon
County of Clatsop

