



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Victoria Martinez  
PO Box 1303  
Hines, OR 97738

Until a change is requested all tax statements shall be sent to the following address:  
Victoria Martinez  
PO Box 1303  
Hines, OR 97738  
File No. 611896AM

STATUTORY WARRANTY DEED

Janet Major,  
Grantor(s), hereby convey and warrant to

Victoria Martinez,  
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:

- PARCEL 1
- Lot 1, Block 8, plus the North 12 feet of vacated alley lying adjacent all to LAKESIDE ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, excepting therefrom any portion of Lot 1 lying within the limits of RIVERSIDE ADDITION.
- PARCEL 2
- Lot 7 in Block 16, RIVERSIDE ADDITION to the City of Klamath Falls, excepting therefrom that portion of Lot 7 lying Southeasterly of a line, said line being a straight line 30 feet Northwesterly from the parallel with the as constructed "L" line shown on the plat and profile of Rogers Street, Improvement Unit #184, dated June, 1965, on file in the office of the City Engineer, City Hall, Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$16,000.00.  
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 2nd day of November, 2023

Janet Major  
Janet Major

State of California } ss  
County of San Mateo }

On this 2nd day of November, 2023, before me, Lori Lindgren, a Notary Public in and for said state, personally appeared Janet Major, 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.

Lori Lindgren  
Notary Public for the State of California  
Residing at: Redwood City CA  
Commission Expires: 07/02/27

