

After Recording, Return To:
Manuel F. Castañeda, as Trustee
1542 Worden Avenue
Klamath Falls, OR 97601

2023-010949
Klamath County, Oregon
12/26/2023 08:05:01 AM
Fee: \$82.00

Mail Tax Statements To:
Manuel F. Castañeda, as Trustee
1542 Worden Avenue
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

MANUEL CASTANEDA, the GRANTOR, HEREBY WARRANTS AND CONVEYS TO
MANUEL F. CASTAÑEDA, as Trustee of THE MANUEL F. CASTAÑEDA LIVING TRUST, U/A dated
December 23, 2023, the GRANTEE,
and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the
County of Klamath, State of Oregon:

Lot 1 Block 8, FAIRVIEW 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.

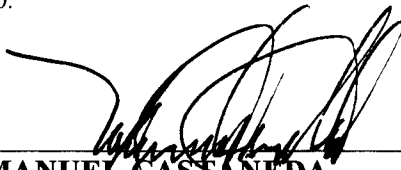
More commonly known as 1542 Worden Avenue, Klamath Falls, OR.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of
the hereinabove described real property; including, but not limited to, the power to convey.

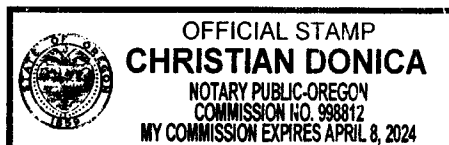
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT
THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

December 23, 2023


MANUEL CASTANEDA

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me on this December 23, 2023, by MANUEL
CASTAÑEDA.




NOTARY PUBLIC