



2024-004456  
Klamath County, Oregon  
06/04/2024 11:40:02 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDING USE

2024-005533  
Klamath County, Oregon  
07/01/2024 11:44:02 AM  
Fee: \$92.00

After recording return to:  
MD1313 LLC, an Oregon limited liability  
company  
11102 NE 120th AVE  
Vancouver, WA 98682

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

MD1313 LLC, an Oregon limited liability  
company  
11102 NE 120th AVE  
Vancouver, WA 98682  
File No. 632241AM

This document is being re-recorded at the request of  
Amerititle to correct the title of the document  
and remove any reference to the Bill of Sale

(X) JEU

**STATUTORY WARRANTY DEED ~~AND BILL OF SALE~~**

**Jose E. Venegas,**

Grantor(s), hereby convey and warrant to

**MD1313 LLC, an Oregon limited liability company,**

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:

**Lots 4, 5, 6 and 7 in Block 53 as shown on the map entitled "SUPPLEMENTAL PLAT OF THE  
CITY OF MALIN", 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 \$200,000.00.**

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:

Real property taxes due, if any, but not yet payable



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MD1313 LLC, an Oregon limited liability  
company

11102 NE 120th AVE

Vancouver, WA 98682

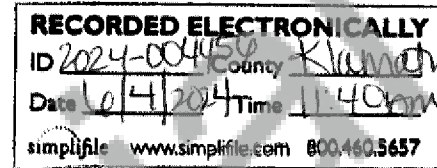
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Vancouver, WA 98682

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### STATUTORY WARRANTY DEED / BILL OF SALE

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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 3 day of June, 2024.

Jose E. Venegas  
Jose E. Venegas

State of Oregon } ss  
County of Klamath }

On this 3rd day of ~~May~~ <sup>June 20</sup>, 2024, before me, Emily Coe a Notary Public in and for said state, personally appeared Jose E. Venegas, 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

