

AmeriTitle Order No.: 648971AM

RECORDING REQUESTED BY:



255 SW Coast Highway, Suite 100  
Newport, OR 97365

AFTER RECORDING RETURN TO:

Order No.: WT0266224-JET  
Daniel Joachin Vidal  
19 N Trotters Path  
Otis, OR 97368

SEND TAX STATEMENTS TO:

Daniel Joachin Vidal  
19 N Trotters Path  
Otis, OR 97368

APN:347690  
Map: 3611-009A0-02000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Luis Alfonso Armas Barahona, Grantor, conveys and warrants to Daniel Joachin Vidal, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 52, Block 49, Nimrod River Park, 4th Addition, 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 EIGHT THOUSAND AND NO/100 DOLLARS (\$8,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 09/10/24

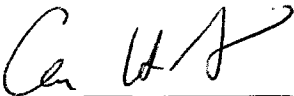


Luis Alfonso Armas Barahona

State of Virginia

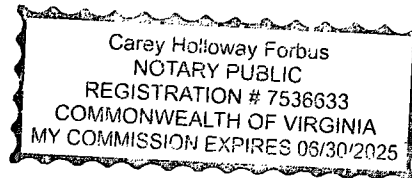
County of Campbell

This instrument was acknowledged before me on 9/10/2024 by Luis Alfonso Armas Barahona.



Notary Public - State of Virginia

My Commission Expires: 6/30/2025



**EXHIBIT "A"**  
**Exceptions**

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

Taxes assessed under Code No. Account No. Map No. 3611-009A0-02000

The 2024-2025 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Grazing

Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:

For: Nimrod River Park Road District

Restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Public Utilities as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: March 13, 1967

Volume: M67, page 1751

Amended by instrument,

Recorded: July 6, 1967

Volume: M67, page 5062