

**RECORDING REQUESTED BY:**

  
**Western** Title & Escrow

255 SW Coast Highway, Suite 100  
Newport, OR 97365

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0266805-JET  
Natividad C. Grajeda-Weber  
PO Box 3321  
Hillsboro, OR 97123

**SEND TAX STATEMENTS TO:**

Natividad C. Grajeda-Weber  
PO Box 3321  
Hillsboro, OR 97123

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Luis Alfonso Armas Barahona**, Grantor, conveys and warrants to **Natividad C. Grajeda-Weber and Vanessa G. Levine and William R. Grajeda-Weber, not as tenants in common, but with the rights of survivorship**, 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 22, Block 75, Seventh Addition to Nimrod River Park, 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 TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$22,000.00). (See ORS 93.030).

**Subject to:**

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

AmeriTitle Order No.: LS1129AM

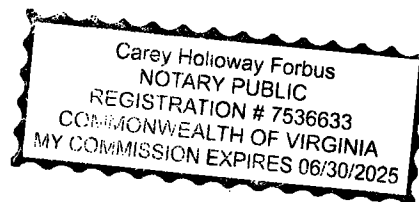
STATUTORY WARRANTY DEED  
(continued)

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.

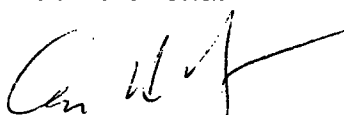
Dated: 10/07/24

  
\_\_\_\_\_  
Luis Alfonso Armas Barahona



State of Virginia  
County of Cambridge

This instrument was acknowledged before me on 10/7/24 by Luis Alfonso Armas Barahona.

  
\_\_\_\_\_  
Notary Public - State of Virginia

My Commission Expires: 06/30/2025

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

**Subject to:**

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

Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber

The property lies within and is subject to the levies and assessments of the Nimrod River Park Road District.

Reservations and restrictions, contained in Area Director Deed and Land Status Reports:

Instrument No.: Volume 301, page 561, Deed Records

Instrument No.: Volume 301, page 572, Deed Records

Instrument No.: Volume 310, page 503, Deed Records

Instrument No.: Volume 315, page 530, Deed Records

Restrictions as shown on the official plat of said land.

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

Easements 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: February 17, 1969

Instrument No.: M69, page 1273