



**2024-009905**

**Klamath County, Oregon**

**11/14/2024 08:46:01 AM**

**Fee: \$87.00**

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Candelario Sanchez and Maria Sanchez

5814 Harlan Dr.

Klamath Falls, OR 97603

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

Candelario Sanchez and Maria Sanchez

5814 Harlan Dr.

Klamath Falls, OR 97603

File No. 657299AM

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### STATUTORY WARRANTY DEED

**Pelican Bluff LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Candelario Sanchez and Maria Sanchez, as Tenants by the Entirety,**

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 of Land Partition 34-05, Lot 10, and a portion of Lot 11 of the "Map of Homedale" Subdivision, situated in the NW1/4 NE1/4 Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$58,000.00.**

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.

13 85  
Dated: November 13, 2024

Pelican Bluff, LLC, an Oregon Limited Liability Company

By: [Signature]

Gavin Goebel, Member

State of Oregon } ss  
County of Klamath }

On this 13<sup>th</sup> day of November, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Gavin Goebel known or identified to me to be the Managing Member in the Limited Liability Company known as Pelican Bluff LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 9/19/2026

