



After recording return to:
Luis Leyva and Mariia
Horshkoliepova
701 Arliss St.
Riverside, CA 92507

Until a change is requested all tax
statements shall be sent to the
following address:
Luis Leyva and Mariia Horshkoliepova
701 Arliss St.
Riverside, CA 92507

File No.: 7161-4223151 (JC)
Date: November 25, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth R. Beall and Victoria L. Doyle AS QUALIFIED BY THE FOLLOWING LANGUAGE CONTAINED IN THE DEED TO THE VESTEES HEREIN but with rights of survivorship, Grantor, conveys and warrants to **Luis Leyva and Mariia Horshkoliepova as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 1, Block 1, Tract Number 1083, CEDAR TRAILS, according to the Official Plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$35,000.00**. (Here comply with requirements of ORS 93.030)

APN: **625194**

Statutory Warranty Deed
- continued

File No.: **7161-4223151 (JC)**

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.

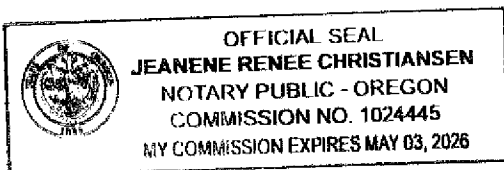
Dated this 12th day of December, 2024.

Kenneth R. Beall
Kenneth R. Beall

Victoria L. Doyle
Victoria L. Doyle

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 12th day of December, 2024
by **Kenneth R. Beall and Victoria L. Doyle.**



Jeanene Renee Christiansen
Notary Public for Oregon
My commission expires: 5-3-2026