



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Christian Ramirez  
403 Division St.  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Christian Ramirez  
403 Division St.  
Klamath Falls, OR 97601  
File No. 659122AM

STATUTORY WARRANTY DEED

Veronica Hidalgo aka Veronica Hidalgo Molina aka Veronica Molina,  
Grantor(s), hereby convey and warrant to

Christian Ramirez,  
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 24 and 25 in Block 25 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**  
**TOGETHER WITH that portion of vacated Stukel Street which inurred thereto by instrument recorded in Volume M00, page 8344, Microfilm Records of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$82,400.00.**  
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.

Dated: December 24, 2024

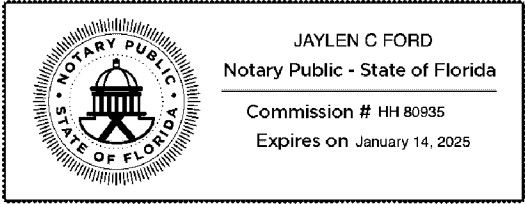
*Veronica Hidalgo*

**Veronica Hidalgo**

State of Florida } ss  
County of Broward }

On this 7th day of January , 2025, before me,  
Jaylen C Ford a Notary Public in and for said state,  
personally appeared VERONICA HIDALGO, 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.

*Jaylen C. Ford*  
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Notary Public for the State of Florida  
Residing at: STATE OF FLORIDA, COUNTY OF BROWARD  
Commission Expires: 01/14/2025



Notarized remotely online using communication technology via Proof.  
Type of identification produced: OR driver's license