



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Viridiana Mendoza Serrato and Eduardo Cobian
Zambrano
PO Box 704
Merrill, OR 97633

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

Viridiana Mendoza Serrato and Eduardo Cobian
Zambrano
PO Box 704
Merrill, OR 97633
File No. 663940AM

STATUTORY WARRANTY DEED

Michael P. Fairfield and Janine E. Fairfield, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Viridiana Mendoza Serrato and Eduardo Cobian Zambrano, 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 16-22, being a portion of Lot 38 and Lot 39 of "Merrill Tract" situated in
the SW1/4 SE1/4 of Section 02, Township 41 South, Range 10 East of the Willamette Meridian, City
of Merrill, recorded November 2, 2022 in Instrument 2022-012970, Records of Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$260,000.00.


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:

Grantor may not refinance the mortgage for a period of five years, from the date of recording.

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: January 24, 2025



Michael P. Fairfield


Janine E. Fairfield

State of Oregon } ss
County of Klamath }

On this 24 day of January, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Michael P. Fairfield and Janine E. Fairfield, 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.


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

