



2025-001374  
Klamath County, Oregon  
02/26/2025 02:30:01 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Maria D. Hernandez and Daisy M. Hernandez

12310 Hwy 66

Klamath Falls, OR 97601

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

Maria D. Hernandez and Daisy M. Hernandez

12310 Hwy 66

Klamath Falls, OR 97601

File No. 646970AM

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### STATUTORY WARRANTY DEED

**Luana Hossain and Giovanni G. Garcia, as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**Maria D. Hernandez and Daisy M. Hernandez, with right of survivorship,**

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:

**Beginning at a point on the South line of the Northeast quarter of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon from which the Quarter corner common to Sections 32 and 33 bears North 89°34' East 354.0 feet distant;  
thence North 0°06' East 1210.35 feet to the Southerly line of the Ashland-Klamath Falls Highway;  
thence along said line South 72°21' West 340.1 feet;  
thence South 0°06' West 1109.5 feet;  
thence North 89°34' East 324.0 feet to the point of beginning, in the E1/2 of SE1/4 of NE1/4 of Section 32, above Township and Range.**

**The true and actual consideration for this conveyance is \$485,000.00.**

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.

Dated: February 12, 2025

*Luana Hossain*

Luana Hossain

State of Texas } ss  
County of Montgomery }

On this 24th day of February, 2025, before me, Anahi Sierra a Notary Public in and for said state, personally appeared Luana Hossain 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.

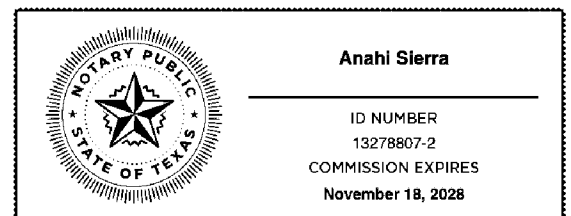
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Anahi Sierra*

Notary Public for the State of Texas

Residing at: Montgomery, Texas

Commission Expires: 11/18/2028



Electronically signed and notarized online using the Proof platform.

Dated: February 12, 2025

*Giovanni G. Garcia*

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Giovanni G. Garcia

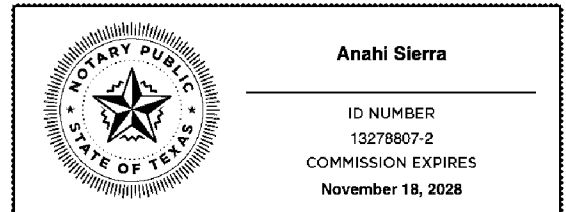
State of Texas } ss  
County of Montgomery }

On this 24th day of February, 2025, before me, Anahi Sierra a Notary Public in and for said state, personally appeared Giovanni G. Garcia, 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.

*Anahi Sierra*

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Notary Public for the State of Texas  
Residing at: Montgomery, Texas  
Commission Expires: 11/18/2028



Electronically signed and notarized online using the Proof platform.