



After recording return to:
Brian Ramirez Rodriguez and
Hannah Iams
4864 Gatewood Dr
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Brian Ramirez Rodriguez and Hannah
Iams
4864 Gatewood Dr
Klamath Falls, OR 97603

File No.: 7161-4234337 (RT)
Date: January 17, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth D. Kiest and Kellie Jean Smith Kiest, Trustees of the Kiest Family Living Trust dated 2/10/98, Grantor, conveys and warrants to **Brian Ramirez Rodriguez and Hannah Iams, not as tenants in common but with rights of survivorship**, 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 3 in Block 2 GATEWOOD TRACT NO. 1035, 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 **\$335,000.00**. (Here comply with requirements of ORS 93.030)

APN: **570251**

Statutory Warranty Deed
- continued

File No.: **7161-4234337 (RT)**

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 25th day of February, 2025.

Kenneth D. Kiest and Kellie Jean Smith
Kiest, Trustees of the Kiest Family Living
Trust dated 2/10/98

Kenneth D. Kiest, Trustee
Kenneth D. Kiest, Trustee

Kellie Jean Smith Kiest, Trustee
Kellie Jean Smith Kiest, Trustee

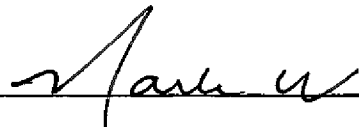
APN: **570251**

Statutory Warranty Deed
- continued

File No.: **7161-4234337 (RT)**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of February, 2025
by Kenneth D. Kiest and Kellie Jean Smith Kiest as trustees of The Kiest Family Living Trust
dated 2/10/98, on behalf of the trust.



Notary Public for Oregon
My commission expires: 2/26/2027

