



After recording return to:  
Jimmie H. Merrell and Senora L.  
Merrell  
5215 Peggy Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jimmie H. Merrell and Senora L.  
Merrell  
5215 Peggy Avenue  
Klamath Falls, OR 97601

File No.: 7161-4234901 (SA)  
Date: February 26, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Manuel Alvarado**, Grantor, conveys and warrants to **Jimmie H. Merrell and Senora L. Merrell 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:

**The West one-half of Lots 11 and 12 and all of Lot 13 together with the Easterly 10 feet of vacated Fairhaven Street adjacent to Lot 13, in Block 32, WEST KLAMATH, 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 **\$225,000.00**. (Here comply with requirements of ORS 93.030)

APN: **496467**

Statutory Warranty Deed  
- continued

File No.: **7161-4234901 (SA)**

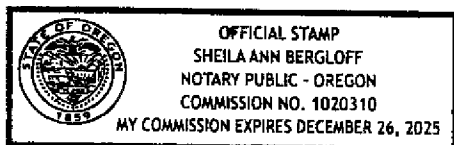
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 03 day of MARCH, 2025.

Manuel Alvarado

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 3<sup>rd</sup> day of March, 2025 by **Manuel Alvarado**.



Sheila Ann Bergloff  
Notary Public for Oregon  
My commission expires: 12/26/2025

# STATE OF OREGON

## CERTIFICATION OF VITAL RECORD

1071697

I.D. TAG NO.

### OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

136-2023-015789

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY

Legal Name <b>Paulina</b>	First <b>Dee</b>	Middle <b>Dee</b>	Last <b>Alvarado</b>	Suffix	Death Date <b>Found March 30, 2023</b>
Sex <b>Female</b>	Age <b>55 years</b>	Social Security Number [REDACTED]		County of Death <b>Klamath</b>	
Birthdate <b>November 22, 1967</b>		Birthplace <b>Bellflower, California</b>		Was Decedent Ever in U.S. Armed Forces? <b>No</b>	
Residence: <b>5215 Peggy Avenue</b>			City/Town <b>Klamath Falls</b>		
Residence County <b>Klamath</b>		State or Foreign Country <b>Oregon</b>		Zip Code + 4 <b>97601</b>	Inside City Limits? <b>No</b>
Marital Status at Time of Death <b>Married</b>		Spouse's Name Prior to First Marriage <b>Manuel Alvarado</b>			
Father's Name <b>Paul David Peasner</b>			Mother's Name Prior to First Marriage <b>Jerri Ann Zimmer</b>		
Informant's Name <b>Manuel Alvarado</b>		Telephone Number <b>Not Available</b>	Relationship to Decedent <b>Spouse</b>	Mailing Address <b>5215 Peggy Avenue, Klamath Falls, OR 97601</b>	
Place of Death <b>Decedent's Residence</b>		Facility Name			
Location of Death <b>5215 Peggy Avenue</b>		City/Town or Location of Death <b>Klamath Falls</b>		State <b>Oregon</b>	Zip Code + 4 <b>97601</b>
Method of Disposition <b>Alkaline Hydrolysis</b>		Place of Disposition <b>Tranquility Aquamation</b>		Location (City/Town and State) <b>Klamath Falls, Oregon</b>	
Name and Complete Address of Funeral Facility <b>Cascade Cremation &amp; Burial 1229 E Main Street, Klamath Falls, Oregon 97601</b>					
Date of Disposition <b>TBD</b>		Funeral Director's Signature <b>Alice O Sandusky</b>		Electronically Signed <b>OR License Number FS-0717</b>	
Registrar's Signature <b>Jennifer A. Woodward</b>		Date Received <b>May 24, 2023</b>		Local File Number	
Amendment					

TO BE COMPLETED BY MEDICAL CERTIFIER

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED:

**May 24, 2023**

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

**JENNIFER A. WOODWARD, Ph.D.**  
STATE REGISTRAR



\*20230534052\*

45-2CC (01/06)