

Return To:



**2025-002378**

**Klamath County, Oregon**

04/02/2025 10:30:01 AM

Fee: \$87.00

After Recording Return to:

**Cynthia Minor**

**PO Box 3442**

**Laguna Hills, CA 92654**

Until a change is requested all tax statements

Shall be sent to the following address:

**(same as above)**

**File No. DE23797/672081AM**

### **STATUTORY WARRANTY DEED**

**Don Meecha and Jean Meecha, as tenants by the entirety,**

herein called grantor, convey(s) and warrant(s) to

**Cynthia Minor,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,  
described as:

**Lots 15 and 16, Block 23 Oregon Pines, according to the official plat thereof on file  
in the office of the County Clerk, Klamath County, Oregon.**

**(282429, Map and Taxlot 3511-014C0-00300, 282447, Map and Taxlot 3511-014C0-00400)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$8,000.00**.

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, AND 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.

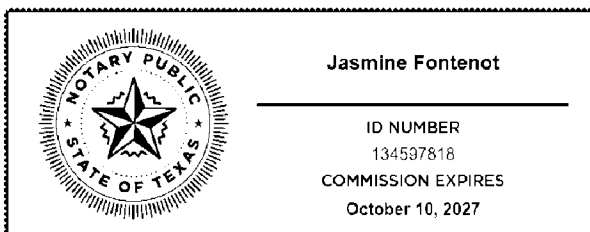
Dated: 03/28/2025

By: Don Meecha  
Don Meecha

By: Jean Meecha  
Jean Meecha

STATE OF Texas, County of Galveston ) ss.

On 03/28/2025, personally appeared the above named **Don Meecha and Jean Meecha** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Jasmine Fontenot

Notary Public for Texas

My commission expires: 10/10/2027

*This notarial act involved the use of communication technology.*

Electronically signed and notarized online using the Proof platform.