



After recording return to:
Louie Esqueda
5709 Rainwood Dr North
Las Vegas, NV 89031

Until a change is requested all tax
statements shall be sent to the
following address:
Louie Esqueda
5709 Rainwood Dr North
Las Vegas, NV 89031

File No.: 7161-4252075 (SA)
Date: March 19, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Karen M. Winekoff, Trustee, or any successors in trust, under the Mark C. Winekoff Family Trust dated September 5, 2017, Grantor, conveys and warrants to Louie Esqueda, 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 South East 1/4 South West 1/4 South West 1/4 of Section 36, Township 36 South, Range 11 East of the Willamette Meridian.

NOTE: This Legal Description was created prior to January 01, 2008.

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 **\$20,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R337157**

Statutory Warranty Deed
- continued

File No.: **7161-4252075 (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 3rd day of April, 2025.

Karen M. Winekoff, Trustees, or any
successors in trust, under the Mark C.
Winekoff Family Trust dated September 5,
2017



Karen M. Winekoff, Trustee

APN: **R337157**

Statutory Warranty Deed
- continued

File No.: **7161-4252075 (SA)**

STATE OF Oregon)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Karen M. Winekoff as Trustee of the Mark C. Winekoff Family Trust dated September 5,
2017, on behalf of the Trust.

Notary Public for Oregon
My commission expires:

BOE 4/3/2025

*See attached certificate
(CA)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of SAN LUIS OBISPO }

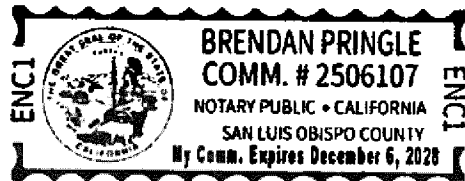
On APRIL 3, 2025 before me, BRENDAN PRINGLE, NOTARY PUBLIC,
(insert name and title of the officer)

personally appeared KAREN M. WINEKOFF,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brendan Pringle
Notary Public Signature



(Seal)

OPTIONAL INFORMATION

DOCUMENT

STATUTORY WARRANTY DEED
(name or type of document)

3
(number of pages)

4/3/2025
(document date)

SIGNER CAPACITY

TRUSTEE
(capacity claimed by the signer)

NOTICE
THE NOTARY PUBLIC DOES NOT
CERTIFY THE AUTHORIZED
CAPACITY OF THE SIGNER