



2025-002731
Klamath County, Oregon
04/15/2025 02:03:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kevin Donn Weston and Dana Weston

19809 Buck Horn PL

Cottonwood, CA 96022

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

Kevin Donn Weston and Dana Weston

19809 Buck Horn PL

Cottonwood, CA 96022

File No. 670015AM

STATUTORY WARRANTY DEED

Julio Escamilla, Jr. and Patricia Escamilla, husband and wife ,

Grantor(s), hereby convey and warrant to

Kevin Donn Weston and Dana Weston, as Tenants by the Entirety,

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:

Lot 6, Block 2, Klamath River Sportsman's Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$310,000.00.

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: March 10, 2025

Julio Escamilla, Jr.

By Julio Escamilla Jr.
Patricia Lee Escamilla, as his Attorney-in-Fact

Patricia Lee Escamilla
his attorney in fact

Patricia L. Escamilla
Patricia Escamilla

State of Oregon} ss.
County of Klamath}

On this 10th day of April 2025, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Patricia Escamilla, individually and Patricia Lee Escamilla known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Julio Escamilla, Jr. and acknowledged to me that he/she/they subscribed the name of Julio Escamilla as principal and his/her own name as Attorney-in-fact.

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

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025

