

Returned at Counter
ARTURO CASAS

2025-003265

Klamath County, Oregon



00341392202500032650030035

05/02/2025 08:31:17 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:
NATIVIDAD MENDEZ CASAS
1392 Pomona Lane
Chico, CA 95928

SEND TAX STATEMENTS TO:
NATIVIDAD MENDEZ CASAS
1392 Pomona Lane
Chico, CA 95928

STATUTORY WARRANTY DEED

(ORS 93.850)

JOSE JESUS CASAS, with an address of *2252 Burnside Street, Simi Valley, CA 93065* ("Grantor"), conveys and warrants to **NATIVIDAD MENDEZ CASAS**, whose address is *1392 Pomona Lane, Chico, CA 95928*, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:
Land in Klamath County, Oregon, described more particularly as follows:

LOT 1, BLOCK 72, KLMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 3, SITUATED IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON

Assessor parcel number: R774905

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, right of way and easement of record.

The true consideration for this conveyance is \$0.00 (ZERO).

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 4 day of APRIL, 2025.

Grantor

By: 

Its: Jose Jesus Casas

ACKNOWLEDGMENT

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 Ventura

On April 4, 2025 before me, Marian Gorman, Notary Public
(insert name and title of the officer)

personally appeared Jose Jesus Casas,
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.

Signature

(Seal)

