



**2025-003586**  
**Klamath County, Oregon**  
05/13/2025 03:10:01 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Treyson Robbins and Emily Robbins

315 Mountain View Boulevard

Klamath Falls, OR 97601

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

Treyson Robbins and Emily Robbins

315 Mountain View Boulevard

Klamath Falls, OR 97601

File No. 674979AM

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### STATUTORY WARRANTY DEED

**Alexander D. Luevano and Hillary J. Luevano, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Treyson Robbins and Emily Robbins, 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 2, Block 1, TRACT NO. 1145 NOB HILL REPLAT, a Subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$412,500.00.**

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:

Real property taxes due, if any, but not yet payable

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: May 6, 2025



Alexander D. Luevano



Hillary J. Luevano

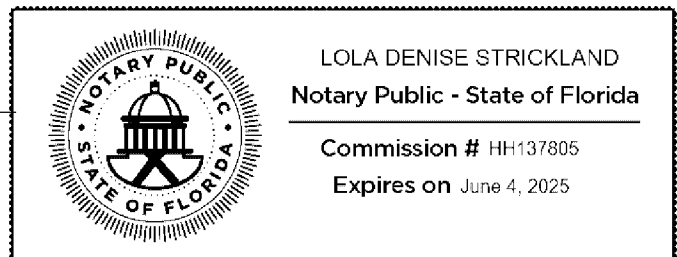
State of Florida } ss  
County of Duval }

On this 12th day of May, 2025, before me, Lola Denise Strickland a Notary Public in and for said state, personally appeared ~~Alexander D. Luevano and~~ <sup>Hillary J. Luevano</sup> and Hillary J. Luevano, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

  
Lola Denise Strickland

Notary Public for the State of Florida  
Residing at: Duval  
Commission Expires: 06/04/2025



Provided OR DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

## DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement Statutory Warranty Deed

Document Date: 05/12/2025

Number of Pages (including notarial certificate): 3

State of Texas

County of Dallas

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 05/12/2025 by Alexander D. Luevano.



Electronically signed and notarized online using the Proof platform.



**Jerry Duffey**

ID NUMBER

132849453

COMMISSION EXPIRES

January 5, 2029