



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004209

Klamath County, Oregon

06/03/2025 01:59:02 PM

Fee: \$87.00

After recording return to:

James Vallejo

PO Box 710271

San Diego, CA 92171

Until a change is requested all tax statements
shall be

sent to the following address:

James Vallejo

PO Box 710271

San Diego, CA 92171

File No. 1001240

STATUTORY WARRANTY DEED

Gary Soben as Trustee of The Gary Soben Revocable Living Trust, Dated: August 24, 2020,
Grantor(s), hereby convey and warrant to

James Vallejo ,

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:

**Lots 16 and 17 in Block 103, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO.
4, 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 \$17,500.00.

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 30, 2025

The Gary Soben Revocable Living Trust

By: [Signature]
Gary Soben, Trustee

State of Alaska, 4th Judicial District } ss.
County of FAIRBANKS }

On this 30th day of May, 2025, before me, J. Malatek, a Notary Public in and for said state, personally appeared Gary Soben known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Gary Soben Revocable Living Trust, and acknowledged to me that he executed the same as Trustee.

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

[Signature]
Notary Public for the State of Alaska
Residing at: North Pole
Commission Expires: 03-22-2028

