



2025-004524  
Klamath County, Oregon  
06/13/2025 08:48:01 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Sandra Marie Hargrove  
PO Box 1126  
Midland OR 97634

Until a change is requested all tax statements shall be  
sent to the following address:  
Sandra Marie Hargrove  
same as above

File No. 672366AM

STATUTORY WARRANTY DEED

Roberto Ibarra Silva,  
Grantor(s), hereby convey and warrant to

Sandra Marie Hargrove,  
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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$200,000.00.  
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:

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: June 6, 2025

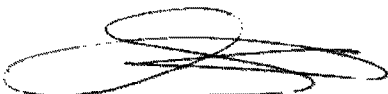


Roberto Ibarra Silva

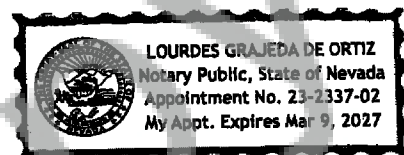
State of Nevada } ss  
County of Washoe }

On this 6 day of June, 2025, before me, Lourdes Grajeda De Ortiz a Notary Public in and for said state, personally appeared Roberto Ibarra Silva, 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.



Notary Public for the State of Nevada  
Residing at:  
Commission Expires: 3/9/2027



**EXHIBIT 'A'**

File No. 672366AM

**PARCEL ONE**

The N1/2 of Government Lot 32 in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

TOGETHER WITH an easement for ingress and egress as stipulated by Court Order entered September 14, 1984 in Klamath County Circuit Court Case No. 84000160CV

**PARCEL TWO**

Those portions of Government Lots 24 and 25 lying Southerly of the C Lateral Irrigation Canal in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as stipulated by Court Order entered September 14, 1984 in Klamath County Circuit Court Case No. 84000160CV

Unofficial  
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