



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005280
Klamath County, Oregon
06/27/2025 10:59:01 AM
Fee: \$97.00

After recording return to:
Raul Mendoza and Monica Herrera
25113 Morning Dove Way
Moreno Valley, CA 92551

Until a change is requested all tax statements shall be sent to the following address:
Raul Mendoza and Monica Herrera
25113 Morning Dove Way
Moreno Valley, CA 92551
File No. 1003902

STATUTORY WARRANTY DEED

Queen's Cabin, LLC, an Oregon Limited Liability Company, Grantor(s), hereby convey and warrant to

Raul Mendoza and Monica Herrera, with right of survivorship,

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 19, Block 34, Mountain View Addition to Klamath FAls, 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 \$12,000.00.
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 25, 2025

Queen's Cabin LLC, an Oregon Limited Liability Company

By:

Robert P. Ellingson, Manager

By:

Lisa D. Wing, Manager

State of OR } ss
County of Baker }

On this 25 day of June, 2025, before me, Mary M Banta, a Notary Public in and for said state, personally appeared Robert P. Ellingson known or identified to me to be the Manager in the Limited Liability Company known as Queen's Cabin, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

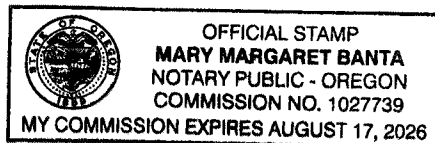
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mary M Banta

Notary Public for the State of OR

Residing at: Baker City

Commission Expires: 8/17/2026



State of _____ } ss
County of _____ }

On this _____ day of June, 2025, before me, _____, a Notary Public in and for said state, personally appeared Lisa D. Wing known or identified to me to be the Manager in the Limited Liability Company known as Queen's Cabin, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

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 _____

Residing at: _____

Commission Expires: _____

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 25, 2025

Queen's Cabin LLC, an Oregon Limited Liability Company

By: Robert P. Ellingson, Manager

By: Lisa D. Wing, Manager

State of _____ } ss
County of _____ }

On this _____ day of June, 2025, before me, _____, a Notary Public in and for said state, personally appeared Robert P. Ellingson known or identified to me to be the Manager in the Limited Liability Company known as Queen's Cabin, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

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 _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Clatsop }

On this 25 day of June, 2025, before me, Lana Renee Wilson, a Notary Public in and for said state, personally appeared Lisa D. Wing known or identified to me to be the Manager in the Limited Liability Company known as Queen's Cabin, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

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

Lana Renee Wilson
Notary Public for the State of Oregon
Residing at: 914 NW 1st Ave., Clatsop, OR 97013
Commission Expires: 7/28/2028

