



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005324

Klamath County, Oregon

06/30/2025 09:28:02 AM

Fee: \$97.00

After recording return to:

Misael Arredondo Torres and Ma Celia Torres
Garcia

172 Court Dr.

Merrill, OR 97633

Until a change is requested all tax statements
shall be

sent to the following address:

Misael Arredondo Torres and Ma Celia Torres
Garcia

172 Court Dr.

Merrill, OR 97633

File No. 1004299

STATUTORY WARRANTY DEED

Rachel Perry as to an undivided 50% interest, Jacob Buhrle as to an undivided 25% interest and Rachel Perry as Custodian for Zackery Buhrle as to an undivided 25% interest,

Grantor(s), hereby convey and warrant to

Misael Arredondo Torres and Ma Celia Torres Garcia , 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 14 of Lost River Court Addition to the City of Merrill, 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 \$157,500.00.

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: 06/27/2025

Rachel Perry

Rachel Perry

Rachel Perry

Custodian

Rachel Perry, Custodian for Zackery Buhrle

State of Texas } ss
County of Dallas }

On this 27th day of June, 2025, before me,
Jerry Duffey

, a Notary Public in and for said state,
personally appeared Rachel Perry, individually and as Custodian for Zackery Buhrle, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

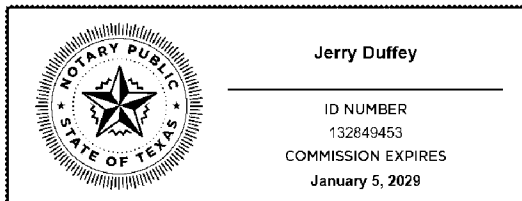
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jerry Duffey

Notary Public for the State of Texas

Residing at: Dallas

Commission Expires: 01/05/2029





Jacob Buhrle

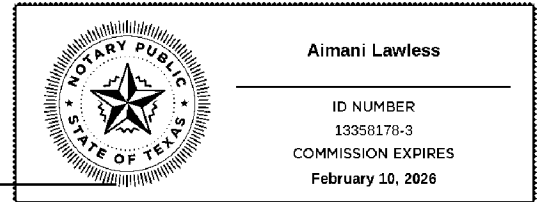
State of Texas } ss
County of Harris }

On this 27th day of June , 2025, before me,

Aimani Lawless, a Notary Public in and for said state,
personally appeared Jacob Buhrle, known or identified to me to be the person(s) whose name(s) is/are
subscribed to the within Instrument and acknowledged that he/she/they executed the 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 Texas
Residing at: Harris
Commission Expires: 02/10/2026



Electronically signed and notarized online using the Proof platform.