



2025-005329
Klamath County, Oregon
06/30/2025 10:04:01 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Oliver Penaloza Cisneros

1775 Washburn Way #70

Klamath Falls, OR 97603

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

Oliver Penaloza Cisneros

1775 Washburn Way #70

Klamath Falls, OR 97603

File No. 666120AM

STATUTORY WARRANTY DEED

David R. Larson and Ann Larson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Oliver Penaloza Cisneros,

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 \$173,000.00.

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.

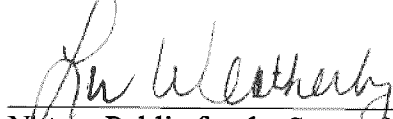
Dated: June 23, 2025

David R. Larson

Ann Larson

State of Oregon } ss
County of Klamath }

On this 27th day of June , 2025, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared David R. Larson and Ann Larson 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 Oregon

Residing at: Klamath Falls OR

Commission Expires: 9/27/2027



EXHIBIT 'A'

File No. 666120AM

PARCEL 1:

A portion of the SW1/4 SW1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 950 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running East 119 feet; thence North 100 feet; thence West 119 feet; thence South 100 feet to the point of beginning.

EXCEPTING THEREFROM the Westerly 30 feet of the above described property conveyed to Klamath County for road purposes.

PARCEL 2:

A parcel of land situated in the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly line of Summers Lane with the South line of said Section 2; thence North 0 degrees 04' West along the Easterly line of Summers Lane a distance of 30 feet; thence South 89 degrees 32' East parallel with the South line of said Section 2 a distance of 208 feet; thence North 0 degrees 04' West parallel with the Easterly line of Summers Lane a distance of 920 feet; thence North 89 degrees 32' West parallel with the South line of said Section 2 a distance of 119 to a one-half inch iron pin marking the true point of beginning of this description; thence North 0 degrees 04' West parallel with the Easterly line of Summers Lane a distance of 100 feet to a one-half inch iron pin; thence South 89 degrees 32' East parallel with the South line of Section 2 a distance of 35 feet; thence South 0 degrees 04' East parallel with the Easterly line of Summers Lane a distance of 100 feet; thence North 89 degrees 32' West parallel with the South line of said Section 2 a distance of 35 feet to the true point of beginning.