

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

2025-005808

Klamath County, Oregon

07/08/2025 03:46:01 PM

Fee: \$97.00

GRANTOR'S NAME:

Jay Serpas who acquired title as Jay Edmund Serpas

GRANTEE'S NAME:

Bernardo Urrego and Ashlee Urrego

AFTER RECORDING RETURN TO:

Order No.: 470325094027-EV

Bernardo Urrego and Ashlee Urrego, as tenants
by the entirety
1435 Graham Dr.
Camano Island, WA 98282

SEND TAX STATEMENTS TO:

Bernardo Urrego and Ashlee Urrego
1435 Graham Dr.
Camano Island, WA 98282

APN/Parcel ID(s): 238861

Tax/Map ID(s): 3507-018Ac

R-3507-018Ac-03800-000

00 Irving Court, 48, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jay Serpas who acquired title as Jay Edmund Serpas, Grantor, conveys and warrants to **Bernardo Urrego and Ashlee Urrego, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTEEN THOUSAND AND NO/100 DOLLARS **(\$18,000.00)**. (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

2025-2026 Real Property Taxes, a lien not yet due.

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

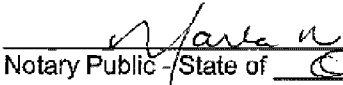
Dated: 7 July 2025



Jay Serpas

State of Oregon
County of Klamath

This instrument was acknowledged before me on 7 July 2025 by Jay Serpas.



Notary Public - State of Oregon

My Commission Expires: 2/28/2027



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 48 in block 22, of Oregon shores subdivision - Unit 2 - Tract no. 1113, according to the official plat thereof on file in the office of the county clerk of Klamath county, Oregon.