



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006149

Klamath County, Oregon

07/17/2025 02:13:01 PM

Fee: \$92.00

After recording return to:

Cherie R. Thompson

7310 Flag Ct.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

Cherie R. Thompson

7310 Flag Ct.

Klamath Falls, OR 97603

File No. 1002914

STATUTORY WARRANTY DEED

Bibiana Flores Cazares, who acquired title as Bibiana Flores, and Marcela Hernandez-Mendoza, who acquired title as Marcela Flores and Maria Cazares De Flores, who acquired title as Maria Flores Cazares, with rights of survivorship,

Grantor(s), hereby convey and warrant to

Cherie R. Thompson ,

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 6 in Block 1, TRACT NO. 1085, COUNTRY GREEN, 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 \$195,000.00.

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: 7-15-25

B Flores Cazares by Marcela Hernandez-Mendoza
Bibiana Flores Cazares by Marcela Hernandez-Mendoza, her Attorney in fact

M Cazares de Flores by Marcela Hernandez-Mendoza
Maria Cazares De Flores by Marcela Hernandez-Mendoza, her Attorney in fact

Marcela Hernandez-Mendoza
Marcela Hernandez-Mendoza

State of Oregon} ss.
County of Klamath}

On this 15 day of July, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Marcela Hernandez Mendoza known or identified to me to be the person(s) whose name(s) subscribed to the within instrument Individually and as Attorney-in-fact of Bibiana Flores Cazares and Maria Cazares De Flores, and subscribed the name of Bibiana Flores Cazares and Maria Cazares De Flores as principal and his/her own name as Attorney-in-fact. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

