2025-006348

Klamath County, Oregon

07/22/2025 10:57:01 AM

Fee: \$97.00

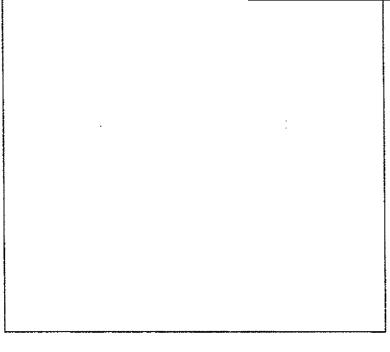


After recording return to: Severin Hien Tejada 8765 Williamson Drive Elk Grove, CA 95624

Until a change is requested all tax statements shall be sent to the following address: Severin Hien Tejada 8765 Williamson Drive Elk Grove, CA 95624

File No.: 7091-4287024 (TM)

Date: July 03, 2025



THIS SPACE RESERVED FOR RE

STATUTORY WARRANTY DEED

Nancy May Muse, Grantor, conveys and warrants to **Severin Hien Tejada**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

EAST 417.4 FEET OF LOT 4, BLOCK 17, EXCEPTING THE NORTH 1100 FEET THEREOF OF SAID LOT 4, BLOCK 17, KLAMATH FALLS FOREST ESTATES SYCAN UNIT AS RECORDED IN KLAMATH COUNTY, OREGON.

Subject to:

- Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- 2. The 2025-2026 Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$15,000.00**. (Here comply with requirements of ORS 93.030)

APN: 178346

Statutory Warranty Deed - continued

File No.: 7091-4287024 (TM)

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 this 18 day of _	July	, 207.5
Many may	muse	
Nancy May Muse	- 1 1 Many	

STATE OF California ìss. San Bernardino County of

This instrument was acknowledged before me on this \mathcal{L}^{ζ}

by Nancy May Muse.

NOTARY PUBLIC - CALIFORNIA SAN BERNARDINO COUNTY My Comm. Expires Feb. 17, 2026

Notary Public for California

My commission expires: 172-17-2026

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California Date personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. NOTARY PUBLIC - CALIFORNIA SAN BERNARDINO COUNTY ly Comm. Expires Feb. 17, 2026 WITNESS my hand and official seal. Signature Signature of Notary Public Place Notary Seal and/or Stamp Above **OPTIONAL** Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. **Description of Attached Document** Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: ☐ Corporate Officer — Title(s): □ Corporate Officer – Title(s): □ Partner – □ Limited □ General □ Partner - □ Limited □ General □ Individual □ Attorney in Fact ☐ Individual □ Attorney in Fact □ Trustee ☐ Guardian or Conservator □ Trustee ☐ Guardian or Conservator □ Other: □ Other:

Signer is Representing:

Signer is Representing: