



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006699

Klamath County, Oregon

08/01/2025 09:00:01 AM

Fee: \$92.00

After recording return to:

Juan P. Rivera Avina and Beatriz Montiel
Sanchez

3950 Homedale Rd. #19

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

Juan P. Rivera Avina and Beatriz Montiel
Sanchez

3950 Homedale Rd. #19

Klamath Falls, OR 97603

File No. 1007778

STATUTORY WARRANTY DEED

Agustin Enriquez and Angelita Enriquez, as Tenants by the Entirety, as to Parcel 1, and Agustin Enriquez, as to Parcel 2, Grantor(s), hereby convey and warrant to

Juan P. Rivera Avina and Beatriz Montiel Sanchez, 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:

PARCEL 1

Lots 39, 40 and 41, Block 17, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2

Lot 42, Block 17, Industrial Addition to the City of Klamath Falls, 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 \$458,980.00.

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: July 30, 2025

Agustin Enriquez
Agustin Enriquez

Angelita Enriquez
Angelita Enriquez

State of Oregon } ss
County of Klamath }

On this 30th day of July, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Agustin Enriquez and Angelita Enriquez, 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.

JB
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

