

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Antonio Sanchez
105 Grant st.
Klamath Falls or 97601

2025-006828
Klamath County, Oregon



00345594202500068280020027

08/05/2025 12:20:13 PM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Ramon Torres Santiago
Estela Torres
215 Clay St. Merrill or 97633

Grantee's Name and Address

After recording, return to (Name and Address):

Same as above

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

WARRANTY DEED

Antonio Sanchez

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to Ramon Torres Santiago and Estela Torres 215 N Clay St. Merrill or

with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as follows (legal description of property: description space continued on reverse):

lot 6, Block 17, City of Merrill, according to the official plat there of on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

\$ 60,000

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)

Returned at Counter

And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on August 5th, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Estela Torres
Ramon Torres

Estela Torres

STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on August 5, 2025
 by Antonio Sanchez
 This record was acknowledged before me on August 5, 2025
 by Ramon Torres Santiago - Estela Torres
 as _____
 of _____

[Signature]
 Notary Public for Oregon
 My commission expires May 6, 2028

