



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006934
Klamath County, Oregon
08/08/2025 11:44:02 AM
Fee: \$92.00

After recording return to:
Brenda Socorro Perez
PO Box 223
Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address:
Brenda Socorro Perez
PO Box 223
Merrill, OR 97633
File No. 1013307

STATUTORY WARRANTY DEED

Gary R. Robeson, Trustee of Gary R. Robeson Revocable Living Trust, Grantor(s), hereby convey and warrant to

Brenda Socorro Perez ,

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 3 of Land Partition 37 – 97, being Lot 6 of Tract 1142 – BURKE PLACE and a portion of Lot 55, MERRILL TRACTS, situated in the NE1/4 NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$345,000.00.
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: Aug 5, 2025

The Gary R. Robeson Revocable Living Trust

Gary R. Robeson
Gary R. Robeson, Trustee

State of Oregon ss.
County of Cummins

On this 5th day of August, 2025, before me, Amanda Joy Moran, a Notary Public in and for said state, personally appeared Gary R. Robeson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Gary R. Robeson Revocable Living Trust and acknowledged that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Amanda Joy Moran
Notary Public for the State of Oregon
Residing at: Boonville, OR
Commission Expires: May 5, 2029

