

2025-007136

Klamath County, Oregon



00345956202500071360030033

08/14/2025 01:12:52 PM

Fee: \$97.00

After recording, return to:
Trinity Asset Holdings Co.,LLC,
1200 RidgeWater Blvd.
Klamath Falls, OR 97601

Until a change is requested,
all tax statements should be sent to:
Trinity Asset Holdings Co.,LLC
1200 RidgeWater Blvd.
Klamath Falls, OR 97601

WARRANTY DEED

Under ORS 93.850

The grantor,
Gloria Gutierrez Olivares and David M. Tennant, as Tenants by the Entirety
10702 Spirit Roam
San Antonio TX 78254

for the true and actual consideration of to convey title

CONVEYS AND WARRANTS to the grantee,
Trinity Asset Holdings Co.,LLC, a California Limited Liability Company
1200 RidgeWater Blvd.
Klamath Falls, OR 97601

the following described real property, free of encumbrances, except as specifically
set forth herein:

LOT 243 OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1ST
ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

Parcel ID: APN 3808-025CC-00600

And commonly known as: 957 Bailey Mountain Rd Klamath Falls, OR 97601

Source of Title:

Being the same property conveyed by Statutory Warranty Deed from Trinity Asset Holdings Co.,LLC, a California Limited Liability Company to Gloria Gutierrez Olivares and David M. Tennant, as Tenants by the Entirety recorded on 8/31/2022 in the office of the County Clerk of Klamath County, Oregon as 2022-010636

This conveyance is made subject to:

N/A

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 1th day of August, 2025, in the presence of:

Gloria Gutierrez Olivares
Signature
Gloria Gutierrez Olivares
Print Name
Individual
Capacity

David M. Tennant
Signature
David M. Tennant
Print Name
Individual
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Texas
COUNTY OF Bexar

On this 9 day of August, 2025, before me, Notary Public in and for said state, personally appeared Gloria Gutierrez Olivares and David M. Tennant

_____,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature: John P. Knieriem, IV
Print Name: John P. Knieriem, IV
Title: Notary Public
My Commission Expires: 1/28/29

