



08/14/2025 02:24:23 PM

Fee: \$102.00

Returned at Counter

This instrument was prepared by:

Heriberto Padilla E.

Real Property Description

Code: 001 PCL: 101

Map: 3809-029CD-00400

Once recorded, return to:

Martina De Dios Villanueva

5804 Estate Dr

Klamath Falls OR 97603

Acres: 0.09

Situs: 834 Upham St. Klamath Falls

This Space for Recorder's Use Only

Oregon Quitclaim Deed

State of Oregon, County of Klamath Falls

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

N/A US Dollars (\$ N/A) in hand, paid to
Heriberto Padilla E. and Consuelo De Dios Villanueva
with an address of

3530 Boardman Ave
(the "Grantor" or "Grantors"), does do hereby remise, release, and forever quit claim to

Martina De Dios Villanueva
with an address of

5804 Estate Dr Klamath Falls 97603
(the "Grantee" or "Grantees") all the rights, title, interest, and claim in or to the following
described real estate, situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this
instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 101

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Martina De Dios Villanueva

Address: 5804 Estate Dr Klamath Falls OR 97603

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinafter.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature:

Heriberto Pazilla E.

Date:

8/14/25

Printed Name:

Heriberto Pazilla Estrada

Grantor Signature:

Consuelo de Dios Villanueva

Date:

8-14-25

Printed Name:

Consuelo de Dios Villanueva

NOTARY ACKNOWLEDGMENT

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 Oregon)
County of Clatsop)

On August 14, 2025 before me, Dyala Barbudo
personally appeared Heriberto Padilla E. and Consuelo DeDias Villanueva
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 Oregon that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

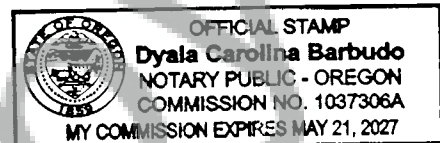
Signature

Printed Name

My Commission Expires

Dyala Barbudo

05/21/2027



(Seal)



2015-009871
Klamath County, Oregon
09/04/2015 11:47:31 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Heriberto Padilla and Consuelo De Dios Villanueva
3530 Boardman Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Heriberto Padilla and Consuelo De Dios Villanueva
3530 Boardman Ave
Klamath Falls, OR 97603
File No. 52012AM

Exhibit A.

Amertitle 52012AM

SPECIAL WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association,
Grantor(s) hereby conveys and specially warrants to

Heriberto Padilla and Consuelo De Dios Villanueva, as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

The Northerly 70.5 feet of Lot 7, Block 1, SHIVES ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$33,600.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$33,600.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3809-029CD-00400-000 R367258

The true and actual consideration for this conveyance is **\$.28,000.00**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2015-2016 Real Property Taxes, a lien not yet due and payable.