

2025-007143

Klamath County, Oregon

08/14/2025 02:32:01 PM

Fee: \$107.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Ubaldo Hernandez

32835 22nd Ave SW

Federal Way WA 98032

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Re-Record Statutory Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

The Joann C Foulon Trust

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

104 & 106-108 S Williams Ave Klamath Falls LLC, a Washington limited liability company

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

5) SEND TAX STATEMENTS TO:

same as of record

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in

accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF

AmeriTitle

TO CORRECT grantee's name to

104 & 106-108 S Williams Ave Klamath Falls LLC, a Washington limited liability company

PREVIOUSLY RECORDED IN BOOK AND PAGE, OR AS FEE

NUMBER 2025-002261."

2025-002261

Klamath County, Oregon

03/28/2025 01:11:01 PM

Fee: \$92.00

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

4411 NE Sandy Blvd
Portland, OR 97213

GRANTOR'S NAME:

The Joann C. Foulon Trust

GRANTEE'S NAME:

Ubaldo Hernandez

AFTER RECORDING RETURN TO:

Order No.: 45142502779-JC

Ubaldo Hernandez

32835 22nd Ave SW

Federal Way, WA 98032

SEND TAX STATEMENTS TO:

Ubaldo Hernandez

32835 22nd Ave SW

Federal Way, WA 98032

APN/Parcel ID(s): 417392

Tax/Map ID(s): 3809-033Ab

R-3809-033Ab-00100-000

104 S Williams Ave, Klamath Falls, OR

97601-2746

106-108 S Williams Ave, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert A. Foulon, Trustee of the Joann C. Foulon Trust, dated October 13, 2021

Grantor, conveys and warrants to

104 & 106-108 WILLIAMS AVE KLAMATH FALLS LLC, a Washington limited liability company *S

Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$670,000.00). (See ORS 93.030).

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.

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Fidelity National Title
Company of Oregon

4411 NE Sandy Blvd
Portland, OR 97213

GRANTOR'S NAME:

The Joann C. Foulon Trust

GRANTEE'S NAME:

Ubaldo Hernandez

AFTER RECORDING RETURN TO:

Order No.: 45142502779-JC

Ubaldo Hernandez
32835 22nd Ave SW
Federal Way, WA 98032

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APN/Parcel ID(s): 417392

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R-3809-033Ab-00100-000

104 S Williams Ave, Klamath Falls, OR
97601-2746

106-108 S Williams Ave, Klamath Falls, OR 97601

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45142502779 / AT 673238 km

FIDELITY NATIONAL TITLE CO.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3/27/25

The Joann C. Foulon Trust, dated October 13, 2021

BY: [Signature]
Robert Foulon, Trustee

State of OREGON
County of WASHINGTON

This instrument was acknowledged before me on MARCH 27, 2025 by Robert Foulon as Trustee of The Joann C. Foulon Trust, dated October 13, 2021.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 04/24/2027

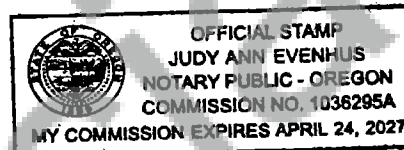


EXHIBIT "A"
Exceptions

Lot 1 and Lot 2 in Block 6 of DIXON ADDITION #2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Exceptions:

1. City liens, if any, of the City of Klamath Falls.
2. Restrictions as shown on the official plat of said Land.
3. Easement and Well Agreement, including the terms and provisions thereof,
Recorded: July 16, 2024
Instrument No.: 2024-006113
4. Easement and Well Agreement, including the terms and provisions thereof,
Recorded: August 20, 2024
Instrument No.: 2024-007290
5. Rights of tenants under existing leases or tenancies.

Unofficial Copy

State of Oregon

County of Klamath

I hereby certify that instrument #2025-002261,
recorded on 3/28/2025, consisting of 3 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Robbie Long, Klamath County Clerk

Date: July 29th, 2025

