

2025-007207

Klamath County, Oregon

Returned at: Counter

Tirsa Fong - Guien



00346036202500072070030034

08/15/2025 11:13:46 AM

Fee: \$97.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Tax statements:

WHEN RECORDED RETURN TO:

MA JUANITA CAPRISTO CAMACHO

RENE GARCIA FLORES

9440 PAT DRIVE

KLAMATH FALLS, OREGON, 97601

GRANT DEED

THE GRANTOR(S),

- JOSE ENRIQUE VENEGAS AND MARIA TERESA VENEGAS , a married couple
for and in consideration of: \$120,000.00 grants

to the GRANTEE(S):

- MA JUANITA CAPRISTO CAMACHO and RENE GARCIA FLORES, 9440 PAT DRIVE,
KLAMATH FALLS, Oregon County, Oregon, 97601,

the following described real estate, situated in MALIN, in the County of KLAMATH
COUNTY, State of Oregon:

(LEGAL DESCRIPTION):

2009 BROADWAY STREET, MALIN, OREGON 97632

Lots 1,2,3, and 4 in Block 61 of the City of Malin, according to the official plat thereof on
file in the office of County Clerk, Klamath County, Oregon, EXCEPT THERE FROM the
West 50 feet of said lots conveyed to Joe Halousek and Gladys Halousek, husband and
wife, by Deed dated October 27, 1949, recorded November 12, 1949, in Deed Volume
235 page 171, record of Klamath County, Oregon, and also EXCEPTING The East 16 feet

of said lots conveyed to the City of Malin, Oregon by two deeds deed December 11, 1929, recorded January 3, 1930, in the Deed Volume 89 pages 507 and 508, records of Klamath County, Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: MO3-94155

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. 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.

Grantor Signatures:

DATED: 8-15-25

DATED: 8-15-25

Jose Venegas
JOSE ENRIQUE VENEGAS

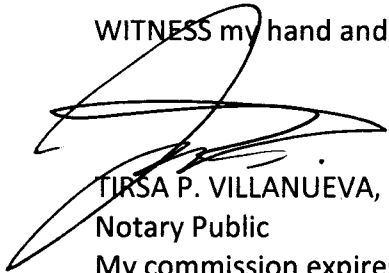
Maria Teresa Venegas
MARIA TERESA VENEGAS

JOSE ENRIQUE VENEGAS
MARIA TERESA VENEGAS
PO BOX 395
MALIN, Oregon
97532 97532

STATE OF OREGON
COUNTY OF JACKSON

I HEREBY CERTIFY that on this August 15, 2025 before me, TIRSA P VILLANUEVA the subscriber, a Notary Public in and for the State of Oregon, County of Klamath, State of Oregon, personally appeared JOSE ENRIQUE VENEGAS and MARIA TERESA VENEGAS known to me or satisfactorily proven to be the persons whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and notarial seal.


TIRSA P. VILLANUEVA,
Notary Public
My commission expires:
January 24, 2027

