



After recording return to:  
JAKKF, LLC  
1068 Placer Road  
Wolf Creek, OR 97497

Until a change is requested all tax  
statements shall be sent to the  
following address:  
JAKKF, LLC  
1068 Placer Road  
Wolf Creek, OR 97497

File No.: 7151-4289397 (wf)  
Date: July 11, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Robert Guzman and Mireya Guzman**, Grantor, conveys and warrants to **JAKKF, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 16, BLOCK 217, OF PLAT OF MILLS SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$355,000.00**. (Here comply with requirements of ORS 93.030)

