

Returned at Counter
Lam Law

AFTER RECORDING, RETURN TO:
Santiago and Celia Barajas, Trustor/Trustee
c/o Bonnie A. Lam, Attorney
111 N. 7th Street
Klamath Falls, OR 97601

2025-007836
Klamath County, Oregon



00346777202500078360010019

09/03/2025 02:02:20 PM

Fee: \$87.00

Until requested otherwise, send all tax statements to:
Santiago Barajas Hernandez Sr & Celia Barajas Mendez
Trustor/Trustee
2349 Eberlein Ave
Klamath Falls, OR 97601

Grantor/Grantee:
Santiago Barajas Hernandez Sr & Celia Barajas Mendez
2349 Eberlein Ave
Klamath Falls, OR 97601

WARRANTY DEED

Santiago Barajas -Hernandez Sr and Celia Barajas, "Grantor," hereby conveys, grants, sells and warrants, to **Santiago Barajas Hernandez Sr and Celia Barajas Mendez**, as Trustees of the *Santiago and Celia Barajas Joint Revocable Living Trust* under agreement dated August 29, 2025, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

Lot 15 in Block 303 of DARROW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

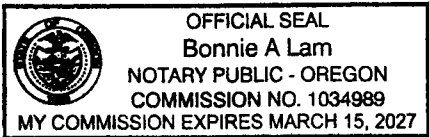
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Santiago Barajas
SANTIAGO BARAJAS-HERNANDEZ SR

Celia Barajas
CELIA BARAJAS

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 29 day of August, 2025 by **Santiago Barajas-Hernandez Sr and Celia Barajas**.



[Signature]
Notary Public for Oregon
My Commission Expires: 3/15/2027