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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2026-000346

Klamath County, Oregon



00351665202600003460020027

01/13/2026 08:41:56 AM

Fee: \$92.00

After recording, return to (Name and Address):

Paul Robutz

1850 Fremont St.

Klamath Falls OR 97601

Until requested otherwise, send all tax statements to  
(Name and Address):

Carlos &amp; Vanessa Gomez

801 Westview Dr.

Klamath Falls OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

## WARRANTY DEED

A.  
Carlos Gomez Gonzalez and Vanessa Gomezfor the consideration stated below, does hereby grant, bargain, sell and convey to Lila Rose Robutz ("grantor"),  
and Paul Francis Robutz,("grantee"), and to grantee's heirs, successors and assigns, all of  
that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,  
Oregon, legally described (check one):☐ as set forth on the attached Exhibit A, and incorporated by this reference.☒ as follows:Lot 7, Block 4, RIVERVIEW ADDITION,  
according to official plat thereof on  
file in the office of the county clerk,  
Klamath County, Oregon.

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real  
property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully  
claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

\$ 7,500 ;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

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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.

In construing this instrument, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 01/12/2026; any signature on behalf of a business or other entity is made with the authority of that entity.

*Carlos Gomez*  
*Vanessa Gomez*

Grantor(s)

STATE OF OREGON, County of \_\_\_\_\_

) ss.

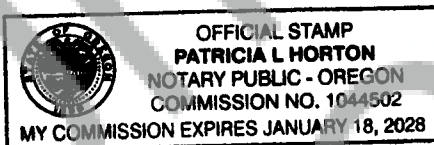
This record was acknowledged before me on 12 January 2026  
 by Carlos Gomez Gonzalez and Vanessa Gomez

or This record was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as (corporate title) \_\_\_\_\_

of (company name) \_\_\_\_\_



*Patricia L. Horton*  
 Notary Public for Oregon

My commission expires 18 January 2028