

2026-000405

Klamath County, Oregon

01/14/2026 01:20:01 PM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Mail Tax Statements To:

Johnny I. Bernal-Gonzalez and Maria Del Carmen V. Perez

3464 S Rosa Parks Way

Nampa, ID 83686

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**WARRANTY DEED**

THE GRANTOR(S),

- Daniel DiVencenzo, a single man, with a mailing address of 1491 Polaris Pkwy #21224, Columbus, OH 43240

for and in consideration of: \$12,000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Johnny I. Bernal-Gonzalez and Maria Del Carmen V. Perez, as joint tenants with right of survivorship and not as tenants in common, with a mailing address of 3464 S Rosa Parks Way, Nampa, ID 83686, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 64, Block 8, Sprague River Valley Acres, as per plat recorded in records of said county.

R-3612-002A0-02400

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; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee(s), his heirs and assigns against all lawful claims whatsoever.

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

**Grantor Signatures:**

DATED: 1/12/26

**Grantor Signature:**

  
Daniel DiVencenzo

STATE OF New York COUNTY OF New York ss:

On this 12 day of January, 2026, before me,  
Edwin A Montenegro, personally appeared Daniel DiVencenzo, known to me (or  
satisfactorily proven) to be the persons whose names are subscribed to the within instrument  
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and  
official seal.



Notary Public

Signature of person taking acknowledgment

My commission expires 5/23/2029

