



THIS SPACE RESERVED FOR RECORDER'S USE

2026-000411  
Klamath County, Oregon  
01/14/2026 03:02:01 PM  
Fee: \$92.00

After recording return to:  
Francisco De Los Santos Jr.  
3927 Homedale Rd.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Francisco De Los Santos Jr.  
3927 Homedale Rd.  
Klamath Falls, OR 97603  
File No. 1045381

**STATUTORY WARRANTY DEED**

Uriel Guillen-Nieves, Grantor(s), hereby convey and warrant to

Francisco De Los Santos Jr. ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land situated in the N1/2 NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West line of the N1/2 NE1/4 SE1/4 of said Section 11, said point being North 00° 26' 00" West a distance of 146.00 feet from the Southwest corner of the N1/2 NE1/4 SE1/4 of said Section 11; thence North 00° 26' 00" West along the West line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 114.00 feet; thence South 89° 41' 00" East parallel with the South line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 30.00 feet to a 5/8 inch iron pin on the Easterly right of way line of Homedale Road; thence continuing South 89° 41' 00" East a distance of 102.00 feet to a 5/8 inch iron pin; thence South 00° 26' 00" East parallel with the West line of the N1/2 NE1/4 SE1/4 of said Section 11, a distance of 114.00 feet to a 5/8 inch iron pin; thence North 89° 41' 00" West parallel with the South line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 102.00 feet to a 5/8 inch iron pin on the Easterly boundary of Homedale Road; thence continuing North 89° 41' 00" West a distance of 30.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof in Homedale Road.

The true and actual consideration for this conveyance is \$250,000.00.  
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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.

Dated: 01/12/2026

*Uriel Guillen-Nieves*

Uriel Guillen-Nieves

State of Florida

County of Manatee

On this 12th day of January 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared Uriel Guillen-Nieves, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same. DRIVER LICENSE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Patricia B. Fradette*

Patricia B. Fradette

Notary Public for the State of Florida

Residing at: Manatee Florida

Commission Expires: 12/28/2027

