



2026-000730
Klamath County, Oregon
01/23/2026 01:58:01 PM
Fee: \$107.00

THIS SPACE RESERVED FOR RE

After recording return to:
Jasiel Jaramillo and Coreima Lopez
3909 Mazama Dr.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jasiel Jaramillo and Coreima Lopez
3903 Mazama Dr.
Klamath Falls, OR 97603

File No.: 7161-4338452 (lb)
Date: January 05, 2026

STATUTORY WARRANTY DEED

"This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument."

Lisa Alexander and Alana Lea Rose also known as Alana Lea Duncan-Rose, Trustees of the Dorothy Faye Baldwin Revocable Living Trust, Grantor, conveys and warrants to **Jasiel Jaramillo and Coreima Lopez not as tenants in common, but with rights of survivorship**, 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 2 in Block 2 of MAZAMA GARDENS, 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.

The true consideration for this conveyance is **\$290,000.00**. (Here comply with requirements of ORS 93.030)

APN: 546886

Statutory Warranty Deed
- continued

File No.: 7161-4338452 (lb)

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 this 21 day of January, 2026.

Dorothy Faye Baldwin Living Trust


Lisa Alexander, Trustee

Alana Lea Duncan Rose, Trustee

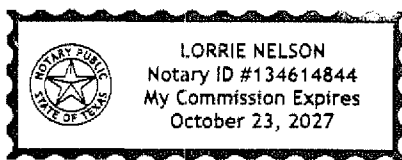
APN: 546886

Statutory Warranty Deed
- continued

File No.: 7161-4338452 (lb)

STATE OF Texas)
)ss.
County of Cass)

This instrument was acknowledged before me on this 21 day of January, 2026
by Lisa Alexander as Trustee of Dorothy Faye Baldwin Living Trust, on behalf of the Trust.



Lorrie Nelson

Notary Public for Texas
My commission expires: 10/23/2027

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Alana Lea Rose as Trustee of Dorothy Faye Baldwin Living Trust, on behalf of the Trust.

Notary Public for Oregon
My commission expires:

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 this 21 day of January, 2026.

Dorothy Faye Baldwin Living Trust

Lisa Alexander, Trustee

Alana Lea Duncan Rose, Trustee

Unofficial Copy

APN: 546886

Statutory Warranty Deed
- continued

File No.: 7161-4338452 (1b)

STATE OF Texas)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Lisa Alexander as Trustee of Dorothy Faye Baldwin Living Trust, on behalf of the Trust.

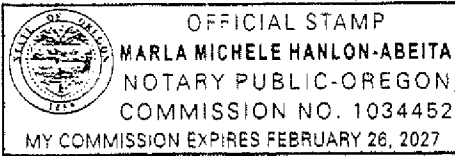
Notary Public for Texas
My commission expires:

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of January, 2026
by Alana Lea Rose as Trustee of Dorothy Faye Baldwin Living Trust, on behalf of the Trust.

Marla W

Notary Public for Oregon
My commission expires: 2/26/2027



Unofficial Copy