



THIS SPACE RESERVED FOR RECORDER'S USE

2026-001611
Klamath County, Oregon
02/23/2026 10:39:01 AM
Fee: \$92.00

After recording return to:
Helen Anne Reznicek
5184 School St.
Acme, WA 98220

Until a change is requested all tax statements shall be sent to the following address:
Helen Anne Reznicek
5184 School St.
Acme, WA 98220
File No. 1057043

STATUTORY WARRANTY DEED

Fernando Baeza and Tammy Baeza, as Tenants by the Entirety, Grantor(s), hereby convey and warrant to

Helen Anne Reznicek,

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:

The Southeasterly 16 feet Lot 15 and the Northerly 36 feet of Lot 16, Block 1 NORTH BLY, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$8,000.00.

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:

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: 2-20-2026

[Redacted Signature]

Fernando Baeza

[Redacted Signature]

Tammy Baeza

State of Oregon } ss
County of Klamath } Linn

Kristi Stutzman

On this 20 day of February, 2026, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Fernando Baeza and Tammy Baeza, 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.

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

Kristi Stutzman

Notary Public for the State of Oregon
Residing at: Klamath County Albany
Commission Expires: 9/19/2026

9-26-26

