



After recording return to:
Daniel Baez-Caldera and Josie Baez-Caldera
7531 Roberta Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Daniel Baez-Caldera and Josie Baez-Caldera
7531 Roberta Drive
Klamath Falls, OR 97603

File No.: 7161-4361109 (SA)
Date: March 16, 2026

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Andrea H. Wells, Grantor, conveys and warrants to **Daniel Baez-Caldera and Josie Baez-Caldera, as tenants by the entirety**, 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 4, BLOCK 1, HENLEY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE 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 **\$425,000.00**. (Here comply with requirements of ORS 93.030)

