

2026-003190

Klamath County, Oregon

04/10/2026 02:49:02 PM

Fee: \$102.00

RECORDING REQUESTED BY:


Western Title & Escrow

1316 East Main Street
Cottage Grove, OR 97424

AFTER RECORDING RETURN TO:

Order No.: WT0284617-JS
Avena Zambrano and Oscar Zambrano
269 Martin Way S
Monmouth, OR 97361

SEND TAX STATEMENTS TO:

Avena Zambrano and Oscar Zambrano
269 Martin Way S
Monmouth, OR 97361

APN: 162512

Map: 2607-001A0-10700

124357 Adell Street, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Timothy Bellamy and Mikaylee Bellamy, trustees or their successors in trust under the Timothy Bellamy & Mikaylee Bellamy Living Trust, dated September 25, 2024, Grantor, conveys and warrants to Avena Zambrano and Oscar Zambrano, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 10, Block 10, Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (**\$295,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 8th, 2026

Timothy Bellamy & Mikaylee Bellamy Living Trust, dated September 25, 2024

BY: [Redacted]
Timothy Bellamy
Trustee

BY: [Redacted]
Mikaylee Bellamy
Trustee

State of Oregon
County of Lane

This instrument was acknowledged before me on April 8th, 2026 by Timothy Bellamy and Mikaylee Bellamy, as Trustees for the Timothy Bellamy & Mikaylee Bellamy Living Trust, dated September 25, 2024.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 2/15/2028

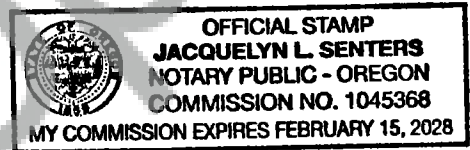


EXHIBIT "A"
Exceptions

Subject to:

**Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol**

**The provisions contained in Deed,
Recorded: December 2, 1907,
Instrument No.: Volume 23, Page 302**

Restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Easements as shown on the official plat of said land.