



2023-008236  
Klamath County, Oregon  
09/20/2023 02:55:01 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Oregon Tech  
3201 Campus Drive  
Attention: VP for Finance and  
Administration  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the following  
address:

Oregon Tech  
3201 Campus Drive  
Attention: VP for Finance and  
Administration  
Klamath Falls, OR 97601

APN: 413181

## STATUTORY WARRANTY DEED

Vincent James Finnianous and Stephanie R. Finnianous, as Tenants by the Entirety, Grantor, conveys and warrants to The State of Oregon, acting by and through the Trustees of Oregon Institute of Technology, Grantee, the following described real property free of encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**See Exhibit A attached for legal description**

The true consideration for this conveyance is **\$325,000.00**. (Here comply with requirements of ORS 93.030)

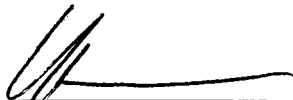
This property is free of liens and encumbrances, EXCEPT: **NONE**

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 20 day of September, 2023.

**GRANTOR:**



Vincent James Finnianous

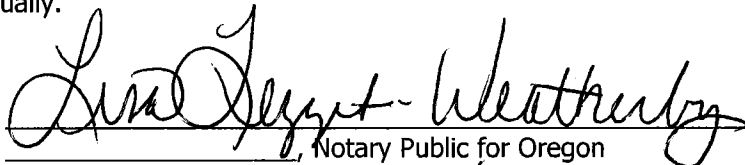


Stephanie R. Finnianous

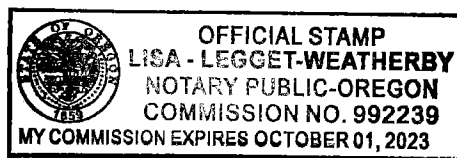
STATE OF OREGON )

County of Wasmuth ) ss.

This record was acknowledged before me on September 20, 2023, by Vincent James Finnianous and Stephanie R. Finnianous, each individually.

  
Notary Public for Oregon

My Commission Expires: 10/1/2023



**Exhibit A**  
**Legal Description**

Lots 1, 17, 18 and 19, Block 4, Canal Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Saving and excepting the following described parcel:

Beginning at the Northeasterly corner of Lot 17, Block 4, Canal Addition to the City of Klamath Falls, Oregon; thence South 52° 51' West along the Southeasterly line of Klamath Avenue, a distance of 10.0 feet; thence South 63° 34 1/2' East 8.89 feet to a point on the Westerly line of Commercial Street; thence North along the Westerly line of Commercial Street, a distance of 10.0 feet to the point of beginning.

Account No. 413181  
Map No. 3809-032AA-01900