



2024-003910
Klamath County, Oregon
05/17/2024 11:47:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Benjamin Desmond Douglass and Tiffanie Brook
Douglass

1126 Paper Birch Way
Klamath Falls, OR 97601

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

Benjamin Desmond Douglass and Tiffanie Brook
Douglass

1126 Paper Birch Way
Klamath Falls, OR 97601

File No. 621067AM

STATUTORY WARRANTY DEED

Bear Valley Construction LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Benjamin Desmond Douglass and Tiffanie Brook Douglass, as Tenants by the Entirety,

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:

**Lot 26, Tract 1472, Ridgewater Subdivision, Phase 1, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$690,000.00.

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 this 16 day of May 2024

Bear Valley Construction LLC., an Oregon limited liability Company

By: Thomas Matthias
Thomas Matthias, Member

By: Laura L. Ferguson
Laura L. Ferguson, Member

State of Oregon} ss
County of Klamath}

On this 16 day of May, 2024, before me, Julie Vanleuven a
Notary Public in and for said state, personally appeared Thomas Matthias and Laura L. Ferguson known or identified to me to be the Members in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Julie Vanleuven
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-30-2027

