



2024-005840
Klamath County, Oregon
07/09/2024 09:40:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Marinus F. Kerkhof

5540 Cabria St.

Klamath Falls, OR 97603

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

Marinus F. Kerkhof

5540 Cabria St.

Klamath Falls, OR 97603

File No. 633958AM

STATUTORY WARRANTY DEED

Ashley Dworkin and Joshua Dworkin, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Marinus F. Kerkhof,

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 43, Tract No. 1482, Sky Ridge Estates, Phase 2, 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 \$689,000.00.

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:

Real property taxes due, if any, but not yet payable

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 07-02-2024 day of July, 2024.

Ashley Dworkin

Ashley Dworkin

State of Virginia } ss
County of Prince William }

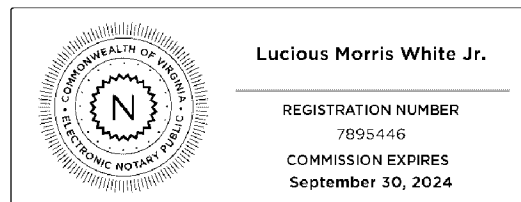
On this 2nd day of July, 2024, before me, Lucious Morris White Jr. a Notary Public in and for said state, personally appeared Ashley Dworkin, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Lucious Morris White Jr.

Notary Public for the State of Virginia
Residing at: Prince William

Commission Expires: 09/30/2024



Notarized remotely online using communication technology via Proof.

Dated this 2nd day of July, 2024.

Joshua Dworkin

Joshua Dworkin

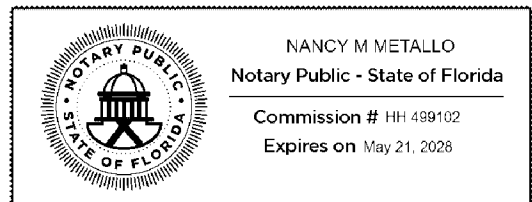
State of Florida } ss
County of Orange }

On this 2nd day of July, 2024, before me, Nancy M Metallo a Notary Public in and for said state, personally appeared Joshua Dworkin, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Nancy M Metallo

Notary Public for the State of Florida
Residing at: Orange County
Commission Expires: 05/21/2028



Produced Identification: DRIVER LICENSE

Notarized remotely online using communication technology via Proof.