



2024-007542  
Klamath County, Oregon  
08/29/2024 10:42:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kyle Bressler and Jami Bressler, Trustees of the  
Kyle and Jami Bressler Joint Revocable Trust  
3354 Wintercreek Ct.  
Eugene, OR 97405

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

Kyle Bressler and Jami Bressler, Trustees of the  
Kyle and Jami Bressler Joint Revocable Trust  
3354 Wintercreek Ct.  
Eugene, OR 97405

File No. 643958AM

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### STATUTORY WARRANTY DEED

**Bryan E. Martorano,**

Grantor(s), hereby convey and warrant to

**Kyle Bressler and Jami Bressler, Trustees of the Kyle and Jami Bressler Joint Revocable Trust,**

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 13, Block 6, Tract 1119, Leisure Woods, Unit 2, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**(9868) 2407-007D0-04300 9868**

**The true and actual consideration for this conveyance is \$725,000.00.**


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

Return To:   
**AmeriTitle**

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: August 26<sup>th</sup>, 2024



Bryan E. Martorano

State of Oregon } ss  
County of Deschutes }

On this 26<sup>th</sup> day of August, 2024, before me, Dawn Bristow, a Notary Public in and for said state, personally appeared Bryan E. Martorano, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument and acknowledged to me that he 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.



Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 4/17/2027

