



After recording return to:  
John Dennis Totten  
10003 Ben Kerns Road  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
John Dennis Totten  
10003 Ben Kerns Road  
Klamath Falls, OR 97601

File No.: 7161-4201127 (SA)  
Date: September 06, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Douglas W. Irvine**, Grantor, conveys and warrants to **John Dennis Totten**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**LOT 22 IN BLOCK 19 OF SECOND ADDITION TO KLAMATH RIVER ACRES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$230,000.00**. (Here comply with requirements of ORS 93.030)

APN: 500318

Statutory Warranty Deed  
- continued

File No.: 7161-4201127 (SA)

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 26<sup>th</sup> day of SEPTEMBER, 2024.  
Douglas W. Irvine  
Douglas W. Irvine

STATE OF California )  
Oregon ) ss.  
County of Klamath )  
TRINITY

This instrument was acknowledged before me on this 26 day of September, 2024  
by **Douglas W. Irvine**.

See Attach

Notary Public for ~~Oregon~~ California  
My commission expires: June 16 2026

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of TRINITY )

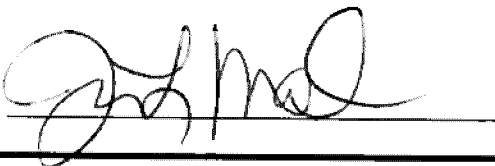
On SEPTEMBER 26, 2024 before me, JANIS L. MARTIN, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared DOUGLAS W. IRVINE  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

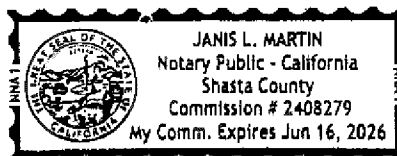
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





**First American Title™**

**First American Title Insurance Company**

1225 Crater Lake Avenue, Suite 101

Medford, OR 97504

Phone: (541) 779-7250 / Fax: (866) 400-2250

PR: N WEST

Ofc: 7169 (1295)

**Invoice**

**To:** Jeannette Pickens  
3130 South 6th Street  
Klamath Falls, OR 97603

**Invoice No.:** 1295 - 7169107611  
**Date:** 09/27/2024

**Our File No.:** 7161-4201127  
**Title Officer:** Gary Laney  
**Escrow Officer:** Sarah Amaya

**Customer ID:** 8504225

**Attention:**

**Liability Amounts**

**Owner 1:** \$230,000.00

**Your Ref.:**

**RE: Property:**  
10003 Ben Kerns Road, Klamath Falls, OR 97601

**Buyers:** John Dennis Totten

**Sellers:** Douglas W. Irvine

Description of Charge	Invoice Amount
Record Warranty Deed-First	\$92.00
Outside Signing Fee	\$100.00
ALTA Owner's Policy	\$775.00 ✓
Government Service Fee-OR	\$0.00
Escrow/Closing Fee	\$1,300.00
E-recording Fee	\$5.00

**INVOICE TOTAL \$2,272.00**

**Comments:**

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:*

*Attention: Accounts Receivable Department*

*To pay electronically go to, <https://firstam.us/paytitleinvoice>, or mail check to PO Box 31001-2281  
Pasadena, CA 91110-2281*