



After recording return to:
Felix Breza
3795 East Enon Road
Yellow Springs, OH 45387

Until a change is requested all tax
statements shall be sent to the
following address:
Felix Breza
3795 East Enon Road
Yellow Springs, OH 45387

File No.: 7161-4207167 (JC)
Date: October 09, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James W. Foley, Grantor, conveys and warrants to **Felix Breza**, 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 24, Block 47, OREGON PINES, 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.

The true consideration for this conveyance is **\$5,900.00**. (Here comply with requirements of
ORS 93.030)

APN: **279059**

Statutory Warranty Deed
- continued

File No.: **7161-4207167 (JC)**

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 10th day of October, 2024.

James W. Foley

James W. Foley

STATE OF Washington)
)ss.
County of Snohomish)

This instrument was acknowledged before me on this 10th day of October, 2024
by **James W. Foley**.

RENEE HENDRICKS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 193847
COMMISSION EXPIRES 08/09/2025

Renee Hendricks

Renee Hendricks

Notary Public for Washington
My commission expires: 08/09/2025

Notarized remotely online using communication technology via Proof.