



After recording return to:
Kellie Smith
2038 California Ave
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Kellie Smith
2038 California Ave
Klamath Falls, OR 97601

File No.: 7161-4213622 (SA)
Date: October 24, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

"This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument."

**Ryan P. Mook and Jen D. Mook AS QUALIFIED BY THE FOLLOWING LANGUAGE
CONTAINED IN THE DEED TO THE VESTEES HEREIN with right of survivorship,**
Grantor, conveys and warrants to **Kellie Smith**, Grantee, the following described real property
free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$352,500.00**. (Here comply with requirements of ORS 93.030)

APN: **874924**

Statutory Warranty Deed
- continued

File No.: **7161-4213622 (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 28th day of October, 2024.

Ryan P. Mook

Jen D Mook
Jen D. Mook

STATE OF Virginia)
)ss.
County of Fairfax)

This instrument was acknowledged before me on this 28th day of October, 2024
by ~~XXXXXXXXXXXX~~ LGR **Ryan P. Mook and Jen D. Mook.**



Luis Gerardo Rangel

Notary Public for Virginia
My commission expires: 06/30/2028

Notarized remotely online using communication technology via Proof.

APN: 874924

Statutory Warranty Deed
- continued

File No: 7161-4213622 (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 28 day of October, 2024.

Ryan P. Mook
Ryan P. Mook

Jen D. Mook
Jen D. Mook

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 28 day of October, 2024
by **Ryan P. Mook and Jen D. Mook.**



[Signature]

Notary Public for Oregon
My commission expires:

1/2/2027

APN: **874924**

Statutory Warranty Deed
- continued

File No.: **7161-4213622 (SA)**

EXHIBIT A

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

A PORTION OF LOTS 6 AND 7, BLOCK 121, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 81° 03' 50" WEST 25.00 FEET FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 121, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, THENCE NORTH 81° 03' 50" EAST A DISTANCE OF 75 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 8° 56' 10" EAST (ALONG THE EAST LINE OF SAID LOT 7) A DISTANCE OF 150.72 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION TO A POINT WHICH IS 137.22 FEET SOUTH 8° 56' 10" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 8° 56' 10" WEST 137.22 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.