



2025-002033  
Klamath County, Oregon  
03/21/2025 09:57:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Philip Marsh

1760 Wabash Ave. Suite 13131

Springfield, IL 62701

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

Philip Marsh

1760 Wabash Ave. Suite 13131

Springfield, IL 62701

File No. 669624AM

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### STATUTORY WARRANTY DEED

**Mark O'Connor, Trustee of the Mark O'Connor Living Trust dated April 17, 2008 and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Philip Marsh,**

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 861, Running Y Resort, Phase 11, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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

**3808-004D0-05600**

**The true and actual consideration for this conveyance is \$7,625.00.**

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: 

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: 03/20/2025

Mark O'Connor Living Trust dated April 17, 2008 and any amendments thereto

By: Mark O'Connor  
Mark O'Connor, Trustee

State of Florida  
County of Volusia

On this 20th day of March 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Mark O'Connor**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the **Mark O'Connor Living Trust**, and acknowledged to me that he/she/they executed the same as Trustee.

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

Joseph Kaplan  
Online Notary  
\_\_\_\_\_  
Joseph Kaplan  
Notary Public for the State of Florida  
Residing at: Florida  
Commission Expires: 01/24/2029

