Klamath County, Oregon

03/25/2025 08:28:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO: Thiseas Mouratidis 1129 Carissa Dr Tallahassee, FL 32308 850 491 0934

UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO: Thiseas Mouratidis
1129 Carissa Dr
Tallahassee, FL 32308
850 491 0934

WARRANTY DEED

THE GRANTOR(S)

- Franie R Meyer, a surviving spouse and sole owner by right of survivorship, whose mailing address is 18250 Grandview Ave., Devore CA 92407 for and in consideration of Five Thousand Dollars (\$5,000.00) and other valuable considerations in hand paid, conveys and warrants to

THE GRANTEE(S):

Thiseas Mouratidis, a married man, whose mailing address is 1129 Carissa Dr., Tallahassee, FL 32308, the following described real estate, situated in the County of Klamath, State of Oregon:

Legal Description: LOT 04, BLOCK 23, KLAMATH FOREST ESTATES KLAMATH COUNTY, OREGON

Tax Account No(s): 259222 / Taxlot# 3510-014D0-04000

Property Addresses: Vacant land in Ram Road, Chiloquin OR 97624

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Granter is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR

215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. DATED this 7 day of MCM 2025. Franie R Meyer 18250 GRANDVIEW AVE DEVORE, CA 92407 A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 <u>San Wernandino</u> This record was acknowledged before me on 7th MWCM, 2025 by I certify under PENALTY OF PERJURY under the laws of the State of <u>CALIFORNIA</u> that the foregoing paragraph is true and correct. Notary Public in and for the State of CAUFORNIN YASMIN BHOLAT Notary Public - California San Bernardino County 3594 Turnberry Ln -Commission # 2416153 San bernandino CA 92407 Print name VASMIN BHOLAT Commission expiration date Scot 29, 2026

(STAYING DECAMED BY

COUNTY of SAN BERNARDINO

DEPARTMENT OF PUBLIC HEALTH

351 N. MT. VIEW AVENUE, SAN BERNARDINO, CALIFORNIA 92415-0010

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STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO
SS DATE ISSUED

The is a size and exact reproduction of the document officially registated and placed on filld in FEB 2 0 2024

WE VITAL RECORDS SECTION, SAN BERNARDING DEPARTMENT OF PURITY DESCRIPTION.

VANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



