

2025-002145

Klamath County, Oregon



00340026202500021450020029

03/25/2025 11:32:37 AM

Fee: \$87.00

WARRANTY DEED

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Paul Joseph Pozsgay

5120 Nelson Ave

Cahokia Heights, IL 62207

THE GRANTOR(S),

Robert Cabitto, an individual with a mailing address of 300 Cirby Hills Dr, #147, Roseville, CA 95678,

for and in consideration of: six thousand five hundred dollars and other good and valuable consideration grants, bargains, sells, conveys, and warranties to the GRANTEE(S):

Paul Joseph Pozsgay, an individual with a mailing address of 5120 Nelson Ave, Cahokia Heights, IL 62207,

the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 24 of Block 44 in Tract 1184-Oregon Shores-Unit 2-1st Addition as shown on the Map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

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 grantor 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, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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

Returned at Counter

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.

DATED: 3-25-2025

Robert Cabitto

Robert Cabitto, Grantor

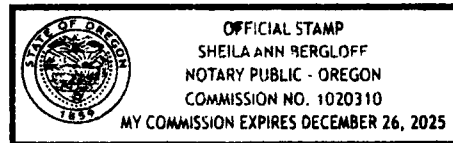
STATE OF Oregon

COUNTY OF Klamathss:

This instrument was acknowledged before me on this 25 day of March, 2025, by Robert Cabitto.

Sheila Ann Bergloff

Signature of Notary Public



My Commission Expires: 12/26/2025