

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)

- Ralph A. Steffen, a married man as his separate property, for and in consideration of Eight Thousand Seven Hundred Fifty Dollars (\$8,750.00) and other valuable considerations in hand paid, conveys and warrants to

THE GRANTEE(S):

Thiseas Mouratidis, a married man as his separate property, 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 8, Block 24, Klamath Forest Estates and Lot 35, Block 27, First Addition to Klamath Forest Estates, according to the plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Account: 264065 / Map and Taxlot: 3510-023A0-00200 and
Account: 263547 / Map and Taxlot: 3510-022D0-03200**

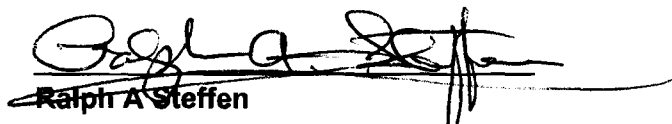
Property Addresses: Vacant land in Mule Deer Drive, Chiloquin OR 97624 and Canadian Honker Lane, Chiloquin OR 97624

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 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 3 day of APRIL, 2025.


Ralph A. Steffen
604 NW DELAWARE AVE
BEND, OR 97703-3226

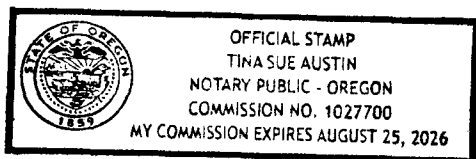
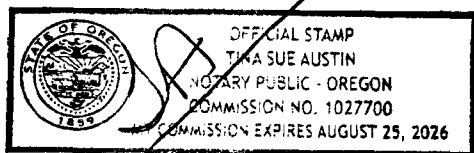
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Oregon

COUNTY OF Deschutes

This record was acknowledged before me on April 3, 2025 by
Ralph A. Steffen

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.





Notary Public in and for the State of Oregon

residing at: Bend OR

Tina Sue Austin

Print name

8-25-2026

Commission expiration date