

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

2025-002707
Klamath County, Oregon
04/15/2025 08:08:01 AM
Fee: \$87.00

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

WARRANTY DEED

THE GRANTOR(S)

- Blane and Linda Dodson, a married couple, for and in consideration of Five Thousand Two Hundred Fifty Dollars (\$5,250.00) 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: Klamath Forest Estates 1st Addition Block 44 Lot 11, according to the plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account: 272467 / **Map and Taxlot:** 3510-028D0-02900

Property Address: Vacant land in Peacepipe 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 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 (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 14 day of APRIL, 2025.

Blane Dodson

BLANE DODSON
1250 OREGON ST
CRESCENT CITY CA 95531

Linda Dodson

LINDA DODSON
1250 OREGON ST
CRESCENT CITY CA 95531

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.

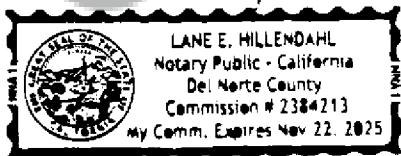
STATE OF California

COUNTY OF Del Norte

This record was acknowledged before me on April 14th, 2025 by Blane Dodson and Linda Dodson

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

[Signature]



Notary Public in and for the State of California
residing at: 340 E Cooper Ave Crescent City
Lane E Hillendahl CA 95531

Print name
November 22, 2025
Commission expiration date