



THIS SPACE RESERVED FOR RECORDER'S USE

2025-003215  
Klamath County, Oregon  
04/30/2025 02:07:01 PM  
Fee: \$87.00

After recording return to:  
Lawrence Kwiatkowski and Brenda  
Kwiatkowski  
346 Arbella Loop  
The Villages, FL 32162

Until a change is requested all tax statements  
shall be  
sent to the following address:  
Lawrence Kwiatkowski and Brenda  
Kwiatkowski  
346 Arbella Loop  
The Villages, FL 32162  
File No. 1000043

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### STATUTORY WARRANTY DEED

Joseph A. O'brien, Grantor(s), hereby convey and warrant to

**Lawrence Kwiatkowski and Brenda Kwiatkowski as Tenants by the Entirety,**

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 17, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.*

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

**Acct. No. 329576**

**The true and actual consideration for this conveyance is \$9,000.00.**

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



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: 4/21/2025

Joseph A. O'Brien by Lee Ulbricht as his Attorney in Fact.  
Joseph A. O'Brien by Lee Ulbricht, as his Attorney in Fact

State of Oregon } ss.  
County of Josephine }

On this 21 day of April, 2025, before me, Cynthia Lynn Krickhahn, a Notary Public in and for said state, personally appeared Lee Ulbricht known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Joseph A. O'Brien, and subscribed the name of Joseph A. O'Brien as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Cynthia Lynn Krickhahn  
Notary Public for the State of Oregon  
Residing at: Josephine County  
Commission Expires: 08-18-26

