

**2025-004154**

Klamath County, Oregon



00342477202500041540020029

06/02/2025 02:43:43 PM

Fee: \$87.00

**After recording return to:**

Angeline Treffry  
24140 Bliss Rd., Sprague River, OR 97639

**Until a Change is Requested**

**Send all tax statements to:**

Angeline Treffry  
24140 Bliss Rd., Sprague River, OR 97639

**Statutory Warranty Deed - ORS 93.850**

Leta A. Yoost, Grantor, address: 25000 Bliss Rd., Sprague River, OR 97639, hereby conveys and warrants to Angeline Treffry, Sarah Huntley, and, Robert E. Thompson, Grantees, as Joint Tenants with Right of Survivorship, of address: 24140 Bliss Rd. Sprague River, OR 97639, the following described real property free of encumbrances except as specifically set forth herein:

The N ½ S ½ SE 1/4 lying West of Squaw Flat Road in section 15, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$81,711.00.

**STATUTORY NOTICE**

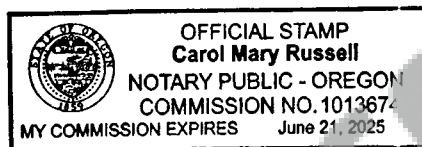
Before Signing or Accepting this Instrument, the Person Transferring Fee Title Should Inquire about the Person's Rights, If Any, under Ors 195.300 (Definitions for Ors 195.300 to 195.336), 195.301 (Legislative Findings) and 195.305 (Compensation for Restriction of Use of Real Property Due to Land Use 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.

(Continued on Page 2)

Dated: 5/10/25 Signed: Leta A. Yoost  
Leta A. Yoost

STATE OF OREGON )  
Polk County ) ss  
)

The above-signed person(s): Leta A Yoost  
appeared before me and acknowledged the attached document as his/her/their legally  
authorized and voluntary act and deed before me this date: 5/6/25.



Carol Mary Russell  
Notary Public for Oregon  
My commission expires: 6/21/25