



After recording return to:
Mark Chodos
3960 W Point Loma Blvd
San Diego, CA 92110

Until a change is requested all tax
statements shall be sent to the
following address:
Mark Chodos
3960 W Point Loma Blvd
San Diego, CA 92110

File No.: 7161-4256276 (lb)
Date: April 01, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

2025-004160

Klamath County, Oregon

06/02/2025 03:29:01 PM

Fee: \$97.00

STATUTORY WARRANTY DEED

Gary Turner and Christopher Deese, Grantor, conveys and warrants to **Mark Chodos**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 228, 229 and 230, SOUTHERLY PORTION OF TRACT B & C, FRONTIER TRACTS, according to the Official Plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$25,000.00**. (Here comply with requirements of ORS 93.030)

APN: **315359**

Statutory Warranty Deed
- continued

File No.: **7161-4256276 (lb)**

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 this 15th day of May, 2025.

Gary Turner

Christophe Deese

STATE OF

Arizona

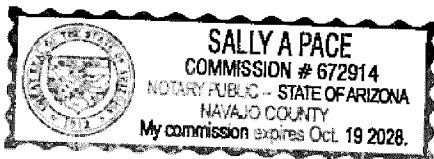
)

County of

Navajo

)ss.

This instrument was acknowledged before me on this 15 day of May, 2025
by **Gary Turner**.



Sally A Pace
SALLY A PACE
Notary Public for Navajo Co. Arizona
My commission expires: 10/19/2028

APN: 315359

Statutory Warranty Deed
- continued

File No.: **7161-4256276 (lb)**

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Dated this 13 day of May, 2025.

Gary Turner

~~Christopher Deese~~
Christopher

STATE OF OK)
County of _____) ss.
_____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Gary Turner**.

Notary Public for _____
My commission expires: _____

APN: **315359**

Statutory Warranty Deed
- continued

File No.: **7161-4256276 (lb)**

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 13 day of May, 2025
by ~~Christopher Deese~~.

/christopher



Notary Public for Oregon
My commission expires: 2/19/29

