

2025-004333

Klamath County, Oregon



00342678202500043330030033

THIS SPACE PROVIDED FOR RECORDER'S USE OI

06/06/2025 03:35:02 PM

Fee: \$92.00

Returned at Counter

WHEN RECORDED RETURN TO: - tax statements  
MAUREEN SOMERS  
701 WOCUS ST.  
KLAMATH FALLS, Oregon, 97601

## WARRANTY DEED

THE GRANTOR(S),

- SCOTT FARRAR and LINDA FARRAR, a married couple

for and in consideration of: \$80,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- MAUREEN SOMERS, 701 WOCUS ST., KLAMATH FALLS, KLAMATH County, Oregon, 97601,

the following described real estate, situated in KLAMATH FALLS, in the County of KLAMATH, State of Oregon:

Legal Description:

THRU ~~THUR~~ 3 OF BLOCK 2 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

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.

Tax Parcel Number: LOTS 1 THUR 3 OF BLOCK

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. 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.

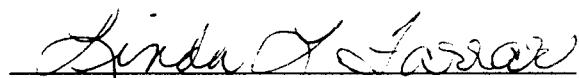
**Grantor Signatures:**

DATED: 5-13-2025



SCOTT FARRAR  
2415 CALIFORNIA  
KLAMATH FALLS, Oregon  
97601

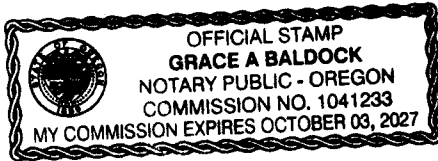
DATED: 5/13/2025



LINDA FARRAR  
2415 CALIFORNIA  
KLAMATH FALLS, Oregon  
97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 13<sup>th</sup> day of May,  
2026 by SCOTT FARRAR and LINDA FARRAR.



Grace Baldock  
Notary Public

Signature of person taking acknowledgment

Member Service Rep. 4  
Title (and Rank)

My commission expires October 3, 2027