

2025-004440

Klamath County, Oregon

06/10/2025 03:38:01 PM

Fee: \$92.00

After recording, return to:
Dennis A. Steele and
Monica W. Steele
PO Box 85
SPRAGUE River, Oregon 97639

Until a change is requested,
all tax statements should be sent to:
Dennis A. Steele and
Monica W. Steele
PO Box 85
SPRAGUE River, Oregon 97639

WARRANTY DEED

Under ORS 93.850

The grantor,
Ronica Trevisanut-Curtis
PO Box 85
SPRAGUE River, Oregon 97639

for the true and actual consideration of Fulfillment Deed
Fulfillment Deed

✍ CONVEYS AND WARRANTS to the grantee,
Dennis A. Steele and Monica W. Steele as Tenants by the Entirety
PO Box 85
SPRAGUE River, Oregon 97639

the following described real property, free of encumbrances, except as specifically
set forth herein:

Lot 10, Block 3, FIRST ADDITION TO NIMROD RIVER PARK, according to
the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Parcel ID: 3611-007B0-05700

And commonly known as: 26836 Drews Rd Sprague River, OR 97639

Source of Title:

Being the same property conveyed by the Warranty Deed from Risa Ellen Clawson to Ronica Trevisanut Curtis recorded on January 7, 2025, in the office of the County Clerk of Klamath County, Oregon as Instrument No. 2025-000102

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 10th day of June , 2025 , in the presence of:

Ronica Trevisanut Curtis
Signature

Ronica Trevisanut Curtis

Print Name

Individual

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon

COUNTY OF Klamath

On this 10th day of June , 2025 , before me, Notary Public in and for said state, personally appeared Ronica Trevisanut Curtis

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me she freely executed the same.

Signature: Kathleen A. Maynard

Print Name: Kathleen A. Maynard

Title: Notary Public

My Commission Expires: March 31, 2026

