

2025-004607

Klamath County, Oregon



RYAN M. PECH, PC

ATTORNEY AT LAW

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Ryan M. Pech
Ryan M. Pech, PC
33 N. Central Ave, Ste 210
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Timothy Lee Kochenour
680 NW Bond Street
Bend, Oregon 97703

THIS SP



00342999202500046070020025

06/16/2025 11:46:57 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Timothy Lee Kochenour Trust, by Timothy M. Struse, Trustee, Grantor, conveys and warrants to **Timothy Lee Kochenour**, an unmarried man, Grantee, the following described real property free of liens and encumbrances, except as specifically set for herein:

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

Lot 1, Block 1, TRACT 1060 - SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

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

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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed their name to this instrument effective the 6th day of June 2025.

GRANTOR:

Timothy M. Struse
Timothy M. Struse, Trustee of the Timothy Lee Kochenour Trust

STATE OF ARIZONA)
) ss.
County of Pima)

On this 6th day of June 2025, before me, the undersigned Notary Public in and for said State, personally appeared Timothy M. Struse, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledge to me that he executed the same.

Lori E. Burt
Notary Public for the State of Arizona
My Commission Expires: 8/30/2028

