



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004758

Klamath County, Oregon

06/18/2025 02:54:01 PM

Fee: \$92.00

After recording return to:

Steven Marshall

5678 SW Upper Canyon Rim Dr

Culver, OR 97734

Until a change is requested all tax statements
shall be

sent to the following address:

Steven Marshall

5678 SW Upper Canyon Rim Dr

Culver, OR 97734

File No. 1004141

STATUTORY WARRANTY DEED

Michael R. Boesch and Linda M. Davenport who acquired title as **Linda M. Boesch**, Grantor(s),
hereby convey and warrant to

Steven Marshall ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**Lot 5 of TRACT 1314 - PINE RIDGE RANCHES, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$100,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of
the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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: 06/18/2025

Michael R. Boesch

Michael R. Boesch

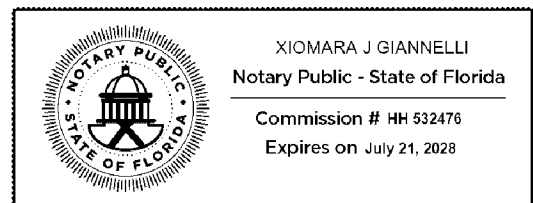
State of Florida } ss
County of Seminole County

On this 18th day of June, 2025, before me, Xiomara J Giannelli, a Notary Public in and for said state, personally appeared Michael R. Boesch known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Type of Identification produced: Nevada Driver License

Xiomara J Giannelli
Xiomara J Giannelli
Notary Public for the State of Florida
Residing at: Seminole County
Commission Expires: 07/21/2028



Notarized remotely online using communication technology via Proof.

Dated: 06/17/2025

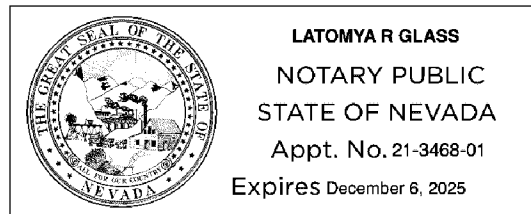
Linda M. Davenport
Linda M. Davenport

State of Nevada } ss
County of Clark }

On this 17th day of June, 2025, before me, LATOMYA R GLASS, a Notary Public in and for said state, personally appeared Linda M. Davenport, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Latomya R. Glass
Notary Public for the State of Nevada
Residing at: Las Vegas
Commission Expires: 12/06/2025



Notarized remotely using audio-video communication technology via Proof.