



THIS SPACE RESERVED FOR RECORDER'S USE

**2025-004800**

**Klamath County, Oregon**

**06/20/2025 02:49:01 PM**

**Fee: \$87.00**

After recording return to:

Transformations Wellness Center, a Domestic  
Non-Profit Organization

3647 HWY 39

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be

sent to the following address:

Transformations Wellness Center, a Domestic  
Non-Profit Organization

3647 HWY 39

Klamath Falls, OR 97603

File No. 1000388

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## STATUTORY WARRANTY DEED

**Del Rio Properties, LLC, an Oregon Limited Liability Company** , Grantor(s), hereby convey  
and warrant to

**Transformations Wellness Center, a Domestic Non-Profit Organization,**

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:

**All of Lot 6, Block 48, NICHOLS ADDITION to the city of Klamath Falls, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM the most Westerly 19 feet of said Lot as conveyed by Samuel  
T. Summers and Nellie H. Summers, husband and wife to Horace S. Clark by Deed  
dated January 16, 1905, and recorded February 23, 1905, in Book 17 at page163, Deed  
Records of Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM the Southeast 12 feet of the Northeast 47.83 feet of  
Lot 6, Block 48, NICHOLS ADDITION to the City of Klamath Falls, which was deeded to  
the City of Klamath Falls to be used as an alley by the public as recorded October 27,  
1958 in Book 305 at Page 360, Deed Records of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$335,000.00.**

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: 06/20/2025

Del Rio Properties LLC

By: Glenn White Member  
Glenn White, Member

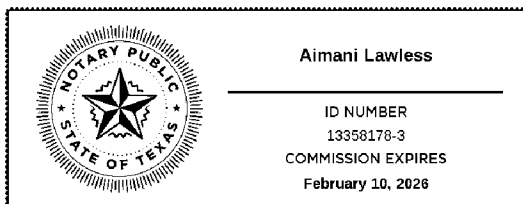
By: Mona Treadway Member  
Mona Treadway, Member

State of Texas

County of Harris

On this 20th day of June 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Glenn White and Mona Treadway, known or identified to me to be the **Member** in the Limited Liability Company known as Del Rio Properties LLC and acknowledged to me that he/she/they executed the foregoing instrument in said LLC name.

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



Aimani Lawless  
Notary Public for the State of Texas  
Residing at: Harris  
Commission Expires: 02/10/2026

Electronically signed and notarized online using the Proof platform.