



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005272

Klamath County, Oregon

06/27/2025 09:47:01 AM

Fee: \$92.00

After recording return to:

Jeffery Sizemore and Diana Sizemore

610 S Applegate Ave.

Chiloquin, OR 97624

Until a change is requested all tax statements
shall be

sent to the following address:

Jeffery Sizemore and Diana Sizemore

610 S Applegate Ave.

Chiloquin, OR 97624

File No. 1002856

STATUTORY WARRANTY DEED

Victoria Tiscareno who acquired title as Victoria Tiscareno Deardorff , Grantor(s), hereby convey and warrant to

Jeffery Sizemore and Diana Sizemore, as tenants by the entireties ,

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:

A tract of land situate in the NW1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the iron pipe marking the Southeast corner of the NW1/4 of the SW1/4 of said Section and running thence North along the East line of said NW1/4 of SW1/4 122.4 feet; thence South 89°00' West 89.0 feet; thence South 122.4 feet to the South line of said NW1/4 of SW1/4; thence North 89°00' East 89.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$185,000.00.

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: 06/25/2025

Victoria Tiscareno

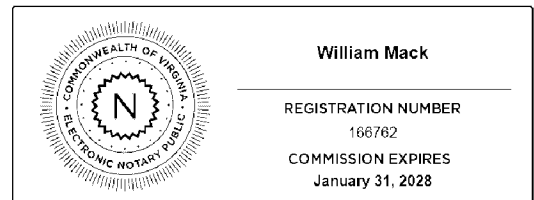
Victoria Tiscareno

State of Virginia } ss
County of Waynesboro/Augusta }

On this 25th day of June, 2025, before me,
William Mack, a Notary Public in and for said state, personally
appeared Victoria Tiscareno, 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.

William Mack

Notary Public for the State of Virginia
Residing at: Waynesboro, VA
Commission Expires: 01/31/2028



Electronic Notary Public

Notarized remotely online using communication technology via Proof.