



After recording return to:
Jeffery Winter and Lynn Winter
711 North Eldorado Avenue
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Jeffery Winter and Lynn Winter
711 North Eldorado Avenue
Klamath Falls, OR 97601

File No.: 7161-4278636 (SA)
Date: June 09, 2025

THIS SPACE RESERVED FOR R

2025-005344

Klamath County, Oregon

06/30/2025 11:14:01 AM

Fee: \$97.00

STATUTORY WARRANTY DEED

Frederick Graeber & Tamara Graeber as Trustees of the Frederick Graeber and Tamara Graeber Joint, Living Trust, Grantor, conveys and warrants to **Jeffery Winter and Lynn Winter as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lots 12 and 13 in Block 38 of Hot Springs 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.

Subject to:

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

The true consideration for this conveyance is **\$675,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R305093**

Statutory Warranty Deed
- continued

File No.: **7161-4278636 (SA)**

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 this 30 day of July, 2025.

Frederick Graeber & Tamara Graeber as
Trustees of the Frederick Graeber and
Tamara Graeber Joint, Living Trust

Frederick Graeber TTE

Frederick Graeber, Trustee

Tamara Graeber TTE

Tamara Graeber, Trustee

APN: **R305093**

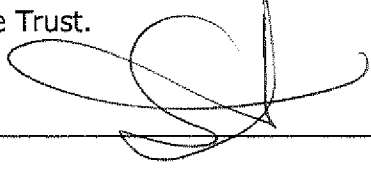
Statutory Warranty Deed
- continued

File No.: **7161-4278636 (SA)**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of June, 2025
by Frederick Graeber & Tamara Graeber as Trustees of the Frederick Graeber and Tamara
Graeber Joint, Living Trust, on behalf of the Trust.





Notary Public for Oregon
My commission expires: 1/2/2027