



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005377

Klamath County, Oregon

06/30/2025 04:00:01 PM

Fee: \$97.00

After recording return to:

George Lubbecke and Katrina Lubbecke

11708 Hwy 66

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

George Lubbecke and Katrina Lubbecke

11708 Hwy 66

Klamath Falls, OR 97601

File No. 1000839

STATUTORY WARRANTY DEED

George O. Davis and Julianne M. Davis, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

George Lubbecke and Katrina Lubbecke as Tenants by the Entirety,

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:

Beginning at a point on the South line of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, which is North 89°39' East 980.6 feet from the quarter section corner common to Sections 32 and 33; thence North 0°06'E 1627 feet to the South line of the Klamath Falls – Ashland Highway; thence along said South line of said Highway North 72°19' East 149.8 feet, North 61°56'E 212.3 feet to an iron pin; thence South 1658.6 feet; thence South 70°55' West 350 feet to the place of beginning, being in the W1/2 NW1/4 of Section 33 aforesaid.

The true and actual consideration for this conveyance is \$360,000.00.

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: 06/28/2025

George O. Davis

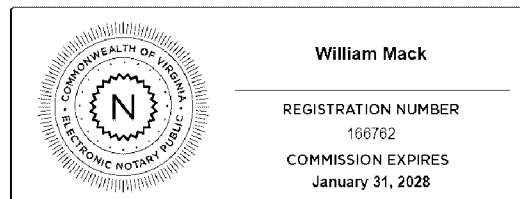
George O. Davis

State of Virginia } ss
County of Waynesboro/Augusta }

On this 28th day of June, 2025, before me, William Mack, a Notary Public in and for said state, personally appeared George O. Davis, 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.

Julianne M. Davis

Julianne M. Davis

State of Virginia } ss
County of Waynesboro/Augusta

On this 28th day of June, 2025, before me, William Mack, a
Notary Public in and for said state, personally appeared Julianne M. Davis, 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.

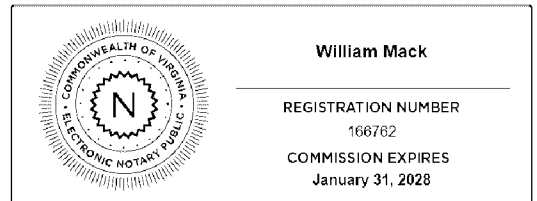
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in
this certificate first above written.

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.