



THIS SPACE RESERVED FOR RECORDER'S USE

**2025-005426**

**Klamath County, Oregon**

**07/01/2025 03:09:01 PM**

**Fee: \$97.00**

After recording return to:

Antonio Mazzaferro and Kristen M.  
Mazzaferro

1126 Paper Birch Way

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be

sent to the following address:

Antonio Mazzaferro and Kristen M.  
Mazzaferro

1126 Paper Birch Way

Klamath Falls, OR 97601

File No. 1000437

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## STATUTORY WARRANTY DEED

**Benjamin Desmond Douglass and Tiffanie Brook Douglass, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Antonio Mazzaferro and Kristen M. Mazzaferro 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:

**Lot 26, Tract 1472, Ridgewater Subdivision, Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$678,000.00.**

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: 07/01/2025

Benjamin Desmond Douglass

Benjamin Desmond Douglass

State of Texas } ss  
County of Dallas }

On this 1<sup>st</sup> day of <sup>DC</sup>~~June~~ July, 2025, before me, Darrell Curtis, a Notary Public in and for said state, personally appeared Benjamin Desmond Douglass, 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.

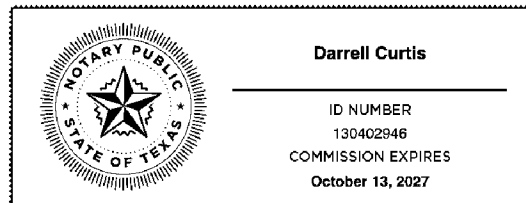
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Darrell Curtis

Notary Public for the State of Texas

Residing at: Dallas County

Commission Expires: 10/13/2027



Electronically signed and notarized online using the Proof platform.

Dated: 07/01/2025

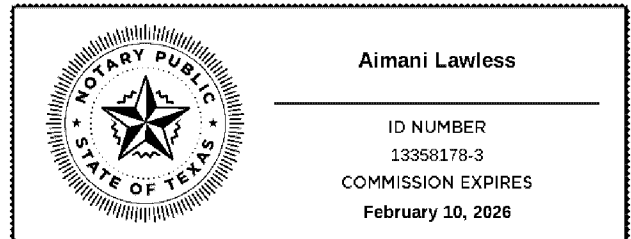
Tiffanie Brook Douglass  
Tiffanie Brook Douglass

State of Texas } ss  
County of Harris }

On this 1st day of ~~June~~ <sup>July</sup>, 2025, before me, Aimani Lawless, a Notary Public in and for said state, personally appeared Tiffanie Brook Douglass, 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.

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.