2025-005771

Klamath County, Oregon

07/07/2025 03:12:01 PM Fee: \$92.00



After recording return to: Joshua S. Suran 5405 Blue Mountain Drive Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Joshua S. Suran 5405 Blue Mountain Drive Klamath Falls, OR 97601

File No.: 7161-4274934 (SA) Date: May 27, 2025

THIS SPACE RESERVED FOR RE	Fee: \$92.00

STATUTORY WARRANTY DEED

Matthew Ross Watkins and April Ann Watkins, Grantor, conveys and warrants to Joshua S. Suran and Laura J. Flocchini and Todd G. Flocchini and Gian Y. Christmas, not as tenants in common but with rights of survivorship, 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:

LOT 8 IN BLOCK 1 OF TRACT NO. 1002, LA WANDA HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 19, PAGE 38 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.
- 2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$395,000.00**. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed File No.: **7161-4274934 (SA)** - continued

APN: **497545**

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]	7th day of	July	, 20 <u>25</u> .		
Matthew Ross Watkins		Heins	April Lun Watkins		
Matthew Ro	oss Watkins		April Ann Watkins		
STATE OF	Washington))ss.			
County of	Pierce)			
	nent was acknowled w Ross Watkins a		this <u>7th</u> day of <u>July</u> I tkins .	, 20 <u>25</u>	
	KARINA BOTELLO NOTARY PUBLIC STATE OF WASHINGTON COMMISSION # 162259 DMMISSION EXPIRES 09/24/202	8 Notary P	Karina Botello Public for Washington mission expires: 09/24/2028		

Notarized remotely online using communication technology via Proof.