



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

**2025-005771**

**Klamath County, Oregon**

07/07/2025 03:12:01 PM

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)

