



After recording return to:
Kimberly Vanwatermeulen
PO Box 842
Klamath, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Kimberly Vanwatermeulen
PO Box 842
Klamath, OR 97601

File No.: 7161-4285433 (RT)

Date: June 30, 2025

THIS SPACE RESERVED FOR

2025-005847

Klamath County, Oregon

07/09/2025 03:28:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Kurt Allen Elmore and Johnathane W. Elmore, Grantor, conveys and warrants to **Kimberly Vanwatermeulen**, 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 56 in Block 15, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the Official Plat thereof on file in the Office of the county clerk, 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 **\$28,500.00**. (Here comply with requirements of ORS 93.030)

APN: **389564**

Statutory Warranty Deed
- continued

File No.: **7161-4285433 (RT)**

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 8 day of July, 2025.

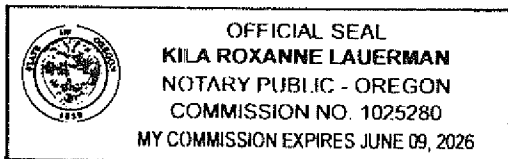
Kurt Allen Elmore
Kurt Allen Elmore

Johnathane W. Elmore
Johnathane W. Elmore

STATE OF Oregon)
County of Jackson) ss.

This instrument was acknowledged before me on this 8th day of July, 2025
by **Kurt Allen Elmore and Johnathane W. Elmore.**

[Signature]



Notary Public for Oregon
My commission expires: 6-9-2026