



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005864

Klamath County, Oregon

07/10/2025 09:39:01 AM

Fee: \$92.00

After recording return to:

Clint Bechdolt

9411 Ben Kerns Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

Clint Bechdolt

9411 Ben Kerns Rd.

Klamath Falls, OR 97601

File No. 1004137

STATUTORY WARRANTY DEED

Klamath Works, Inc., an Oregon non-profit corporation, Grantor(s), hereby convey and warrant to

Clint Bechdolt ,

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:

**Lots 1, 11 and 12 in Block 36 of BUENA VISTA ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.**

The true and actual consideration for this conveyance is \$25,000.00.

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: 7-8-25

Klamath Works, Inc., An Oregon Nonprofit Corporation

By: Mark Wendt
Mark Wendt, President

State of Oregon}ss.
County of Klamath}

On this 8th day of June, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Mark Wendt known to me to be the President of the Klamath Works, Inc., An Oregon Nonprofit Corporation, and that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name 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.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

