

2025-005871

Klamath County, Oregon



00344476202500058710050054

07/10/2025 10:59:06 AM

Fee: \$107.00

Recording Office

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

**After recording return to:** ORS 205.234(1)(c)

Honore A. Arias, Esq.

SBLG, PLLC

2404 E Mill Plain Blvd. Suite A

Vancouver, WA 98661

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Statutory Warranty Deed

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Timothy A. Kent, Catherine J. Mair, who took title as Catherine J. Kent, and John Thomas Kent

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Jennifer J. Kent, an undivided twenty-five percent (25%) interest, Jack A. Kent, an undivided twenty-five percent (25%) interest, Amity O. Kent, an undivided twenty-five percent (25%) interest, and Robert A. Kent, an undivided twenty-five percent (25%) interest, the Grantees, as tenants in common

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$ 0

Other:

**5. Send tax statements to:**

ORS 205.234(1)(e)

Jack A. Kent

9613 NW Elva Avenue

Portland, OR 97231

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

**8. Previously recorded document reference:**

**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book \_\_\_\_\_ and page \_\_\_\_\_, or as fee number \_\_\_\_\_."

**After recording return to:**

Honoré A. Arias, Esq.  
SBLG, PLLC  
2404 E Mill Plain Blvd, Suite A  
Vancouver, WA 98661

**Until a change is requested, all  
tax statements shall be sent to  
the following address:**

Jack A. Kent  
9613 NW Elva Avenue  
Portland, OR 97231

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**STATUTORY WARRANTY DEED**


**Timothy A. Kent, Catherine J. Mair, who took title as Catherine J. Kent, and John Thomas Kent, the Grantors, convey and warrant to Jennifer J. Kent, an undivided twenty-five percent (25%) interest, Jack A. Kent, an undivided twenty-five percent (25%) interest, Amity O. Kent, an undivided twenty-five percent (25%) interest, and Robert A. Kent, an undivided twenty-five percent (25%) interest, the Grantees, as tenants in common, all the Grantors' right title and interest in and to that certain real property situated in the County of Klamath, State of Oregon, described on Exhibit A attached hereto and by this reference incorporated herein.**

The true consideration for this conveyance is Zero and No/100 Dollars (\$0.00), and the Grantors intend for this transfer to be a transfer by gift to the Grantors' children listed above, the Grantees.

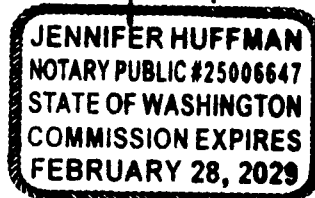
Title is subject to any easements, covenants, conditions and restrictions of record, liens on the property incurred by grantees, notices and rights of taxing district authorities, and limits on minerals rights imposed by any prior owner.

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, AND 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

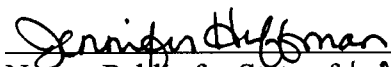
By:   
Timothy A. Kent

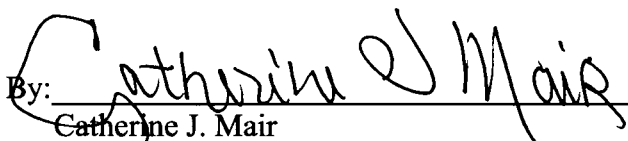
Date: May 27, 2025



STATE OF Washington )  
County of Clark ) ss.

This instrument was acknowledged before me on May 27, 2025 by Timothy A. Kent.

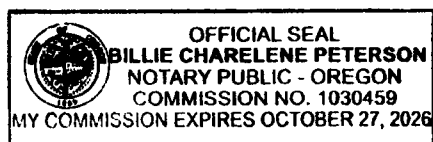
  
Notary Public for State of Washington  
My Commission Expires: 02-28-2029


By:   
Catherine J. Mair

Date: 5/30/25

STATE OF Oregon )  
County of Lincoln ) ss.

This instrument was acknowledged before me on May 30, 2025 by Catherine J. Mair.



  
Notary Public for State of OREGON  
My Commission Expires: October 27, 2026

[Signatures and Notary Acknowledgements Continued on the Following Page]

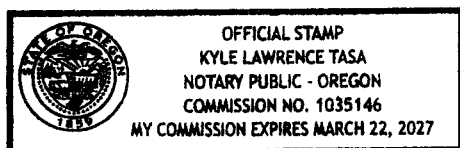
OFFICIAL STAMP  
KYLE LAWRENCE TASA  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1035146  
COMMISSION EXPIRES MARCH 22, 2027

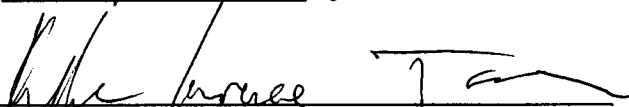
By:   
John Thomas Kent

Date: 23 Jun 2025

STATE OF Oregon )  
County of Deschutes ) ss.

This instrument was acknowledged before me on 6/23/2025 by John Thomas Kent.



  
Notary Public for State of Oregon  
My Commission Expires: 03-22-2027

*[Exhibit A on the Following Page — Remainder of Page Intentionally Left Blank]*

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Lot #35: N ½ S ½ N ½ W ½ E ½ SE ¼ Section 9, TWP25S R8E W.M. / Five acres M or L. Subject to a thirty foot (30 ft.) wide easement adjacent to and parallel with West boundary for mutual roadway and all other roadway purposes, and power utility use. Subject to reservations and restrictions of record.

**Exhibit A – Statutory Warranty Deed**

