



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005939

Klamath County, Oregon

07/11/2025 01:13:01 PM

Fee: \$92.00

After recording return to:

Jessie K. Wilkie

4325 Summers Ln

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

Jessie K. Wilkie

4325 Summers Ln

Klamath Falls, OR 97603

File No. 1005181

STATUTORY WARRANTY DEED

Del Rio Rentals LLC, an Arizona Limited Liability Company, Grantor(s), hereby convey and warrant to

Jessie K. Wilkie,

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:

A tract of land situated in Lots 3 and 4, Block 44, NICHOLS 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 Beginning at the Southwesterly comer of Lot 4, Block 44, NICHOLS ADDITION to the City of Klamath Falls, thence Southeasterly along the Southerly line of Lot 4, which line is also the Northerly line of 9th Street, 20 feet to the true point of beginning, thence continuing Southeasterly along said line 28.7 feet, thence Northeasterly parallel to the Westerly line of Lot 4, 60 feet, thence Southeasterly parallel with the Southerly line of Lot 4 to the Westerly line of High Street; thence Northeasterly along the Westerly line of High Street to the Southeasterly comer of property described in Book 176 at page 281, Deed Records of Klamath County, Oregon, thence Northwesterly along the Southerly line of property described in Book 176 at page 281, Deed Records of Klamath County, Oregon, to a point that is 20 feet Southeasterly from the Northwesterly line of Lot 3, thence Southwesterly parallel to the Westerly line of Lots 3 and 4, 75 feet to the point of beginning

The true and actual consideration for this conveyance is \$215,000.00.

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: 07/08/2025

Del Rio Rentals LLC, an Arizona Limited Liability Company

By: Mona Jean Treadway

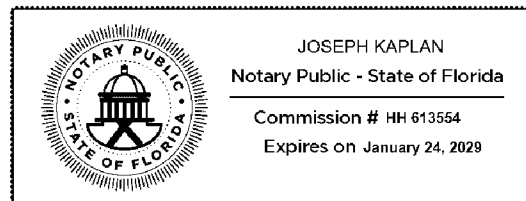
Mona Jean Treadway, Trustee of the Treadway-White Revocable Trust, created by agreement dated January 29, 2024, Member

State of Florida
County of Volusia

On this 8th day of July 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Mona Jean Treadway**, known or identified to me to be the **Trustee of the Treadway-White Revocable Trust, created by agreement dated January 29, 2024, as Member in the Limited Liability Company known as Del Rio Rentals LLC** and acknowledged to me that he/she/they executed the foregoing instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. produced id Az DRIVER LICENSE

Joseph Kaplan
Online Notary
Notary Public for the State of Florida
Residing at: Florida Joseph Kaplan
Commission Expires: 01/24/2029



Notarized remotely online using communication technology via Proof.