



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005998

Klamath County, Oregon

07/14/2025 11:48:01 AM

Fee: \$92.00

After recording return to:

DJ Drake James Lager

140 Rogers RD

Silverlake, WA 98645

Until a change is requested all tax statements shall be

sent to the following address:

DJ Drake James Lager

140 Rogers RD

Silverlake, WA 98645

File No. 1004457

STATUTORY WARRANTY DEED

Claudia Ciobanu, Estate Administrator appointed by the Oregon State Treasurer as affiant/claiming successor of the Estate of Raymond E. Mires,

Grantor(s), hereby convey and warrant to

DJ Drake James Lager ,

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:

The W1/2 and the W1/2 W1/2 E1/2 of Government Lot 9, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPT the Westerly 11.8 feet of the W1/2 of Government Lot 9, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, by deed recorded June 22, 1993 in Book M-93 at page 14751.

The true and actual consideration for this conveyance is \$127,800.00.

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: July 19, 2025

Claudia Ciobanu
Claudia Ciobanu, Estate Administrator appointed by the Oregon State Treasurer as affiant/claiming successor of the Estate of Raymond E. Mires

State of Oregon } ss
County of Marion }

On this 10th day of July, 2025, before me, Robert Dean Scott, a Notary Public in and for said state, personally appeared Claudia Ciobanu, Estate Administrator appointed by the Oregon State Treasurer as affiant/claiming successor of the Estate of Raymond E. Mires known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument 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.

Robert Dean Scott
Notary Public for the State of Oregon
Residing at: ~~Klamath Falls OR~~ Salmon OR
Commission Expires: August 29, 2028

