

RECORDING REQUESTED BY:



3103 Signature Court, Ste 103
Medford, OR 97504

2025-006071

Klamath County, Oregon

07/15/2025 02:32:01 PM

Fee: \$92.00

GRANTOR'S NAME:

Conner Tocheri and Katie Gregson

GRANTEE'S NAME:

Gabriele Jozef Viosin

AFTER RECORDING RETURN TO:

Order No.: 470325094057-MR

Trudy Lycett

AmeriTitle

300 Klamath Ave

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Gabriele Jozef Viosin

2338 Elberlein Ave

Klamath Falls, OR 97601

2338 Elberlein Ave, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Conner Tocheri and Katie Gregson, Grantor, conveys and warrants to Gabriele Jozef Viosin, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 4, Block 304, Darrow Addition to the City of Klamath Falls, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED EIGHTY-SIX THOUSAND AND NO/100 DOLLARS (\$186,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/11/25

Conner Tocheri
Conner Tocheri

Katie Gregson
Katie Gregson

State of OR
County of Jackson

This instrument was acknowledged before me on 7/11/2025 by
Conner Tocheri & Katie Gregson.

Meyl Roy
Notary Public - State of OR

My Commission Expires: 09/12/2026

