



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006153
Klamath County, Oregon
07/17/2025 02:57:01 PM
Fee: \$92.00

After recording return to:
Brandon Monteith and Dalicia Monteith
5536 North Hills DR
Klamath Falls OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Brandon Monteith and Dalicia Monteith
7305 Flag Ct.
Klamath Falls, OR 97603
File No. 1003691

STATUTORY WARRANTY DEED

Birgit K. A. Lewis and Mike Weltin, not as tenants in common but with right of survivorship , Grantor(s), hereby convey and warrant to

Brandon Monteith and Dalicia Monteith, as tenants by the ~~entireties~~ entirety, 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:

Lot 4 in Block 1 of Country Green, Tract No. 1095, 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 \$225,000.00.
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

Birgit K.A. Lewis
Birgit K.A. Lewis

State of Oregon } ss
County of Klamath }

On this 8 day of July , 2025, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Birgit K.A. Lewis, 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.

Emily Jean Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025



Mike Weltin
Mike Weltin

State of NEVADA } ss
County of Washoe }

On this 2 day of July , 2025, before me, Diana L. Griffin, a Notary Public in and for said state, personally appeared Mike Weltin, 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.

Diana L. Griffin
Notary Public for the State of Nevada
Residing at: Klamath Falls OR Reno Nevada
Commission Expires: 12/14/2028

