



THIS SPACE RESERVED FOR RECORDER'S USE

**2025-006424**

**Klamath County, Oregon**

**07/24/2025 02:31:01 PM**

**Fee: \$92.00**

After recording return to:

JB & Co. Holdings

420 SW Washington St #300

Portland, OR 97204

Until a change is requested all tax statements  
shall be

sent to the following address:

JB & Co. Holdings

420 SW Washington St #300

Portland, OR 97204

File No. 1008025

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### STATUTORY WARRANTY DEED

**Christine Elvia Lanphere, Trustee of the Lanphere Survivor's Trust, who aquired title as Marvin A. & Joyce Elvia Lanphere Revocable Trust dated January 17, 1992, Grantor(s), hereby convey and warrant to**

**JB & Co. Holdings ,**

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:

**That portion of Lot 1, Block 11 situated South of a point that is S 01° 49' 16" West 480 feet from the Northeast corner of said Lot 1, Block 11, also described as: Beginning at a point on the Easterly line of said lot that is Southerly 480 feet from the Northeast corner thereof; thence West to the Southerly line of said lot; thence Easterly and Northerly along the Southerly and Easterly lines of said lot to the point of beginning. Klamath Falls Forest Estates Sycan Unit 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 \$7,000.00.**

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: 07/24/2025


The Lanphere Survivor's Trust

By: Christine Elvia Lanphere Trustee  
Christine Elvia Lanphere, Trustee

State of Virginia } ss.  
County of Loudoun }

On this 24th day of July, 2025, before me,  
Gloria Asare, a Notary Public in and for said state, personally appeared Christine Elvia Lanphere known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lanphere Survivors Trust and acknowledged that he/she/they executed the same as Trustee.

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

 Gloria Asare  
Notary Public for the State of Virginia  
Residing at: Loudoun County, Virginia  
Commission Expires: 12/31/2028

Registration No: 7901547

Electronic Notary Public



Notarized remotely online using communication technology via Proof.