

Returned at Counter  
Oakes Law



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07/31/2025 01:23:09 PM

Fee: \$87.00

**After Recording, Return To:**

Zayin and Nicole Giles  
462 Sprague Valley Drive  
Maple Falls, WA 98266

**Mail Tax Statements To:**

Zayin and Nicole Giles  
462 Sprague Valley Drive  
Maple Falls, WA 98266

**STATUORY WARRANTY DEED**

WARREN R. GILES, the GRANTOR, AS Trustee of the WARREN R. GILES TRUST, HEREBY CONVEYS AND WARRANTS TO ZAYIN RUSSELL GILES AND NICOLE GILES, husband and wife, the GRANTEES, and to Grantees successors and assigns, all of his interest in THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lots 7 and 8, Block 10, DIXON ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 157 N. Laguna St, Klamath Falls, OR 97601.

Map: 3809-028DC-07400

The true consideration for this conveyance is for value other than money.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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 this 16th day of July 2025.

WARREN R. GILES, Trustee of the  
WARREN R. GILES TRUST

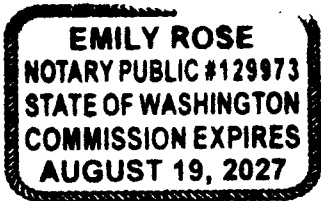
STATE OF WASHINGTON

)  
) ss.

COUNTY OF WHATCOM

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The foregoing instrument was acknowledged before me on this 16th day of July, 2025, by WARREN R. GILES as Trustee of the Warren R. Giles Trust.

  
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EMILY ROSE  
NOTARY PUBLIC  
My Commission Expires: August 19, 2027