

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

2025-007220

Klamath County, Oregon

08/15/2025 01:26:01 PM

Fee: \$92.00

GRANTOR'S NAME:

Montes Properties, LLC

GRANTEE'S NAME:

Paul Vincent McCormick

AFTER RECORDING RETURN TO:

Order No.: 470325094597-MB

Paul Vincent McCormick
16651 Hwy 112, PMB 626
Clallam Bay, WA 98326

SEND TAX STATEMENTS TO:

Paul Vincent McCormick
16651 Hwy 112, PMB 626
Clallam Bay, WA 98326

APN/Parcel ID(s): 71889

Tax/Map ID(s): 3805-005A0-03400

8036 Toboggan Circle, Klamath Falls, OR
97601-8548

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Montes Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Paul Vincent McCormick, 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 26, Block 1. Tract No. 1077, Lakewood Subdivision Unit #3, 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 SIX HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS **(\$630,000.00)**. (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

The 2025-26 Taxes: A Lien not yet due or payable.

STATUTORY WARRANTY DEED
(continued)

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.

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

Dated: 8/13/25

Montes Properties, LLC

BY: Melissa Montes
Melissa Montes
Managing Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on August 13, 2025 by Melissa Montes, as Managing Member for Montes Properties, LLC.

Sheila Ann Bergloff
Notary Public - State of Oregon

My Commission Expires: 12/26/2025

