



THIS SPACE RESERVED FOR RECORDER'S USE

2025-007276

Klamath County, Oregon

08/18/2025 01:36:01 PM

Fee: \$92.00

After recording return to:

Christian Vergori and Lu Vergori

54502 Heron Circle

Chesterfield, MI 48047

Until a change is requested all tax statements shall be

sent to the following address:

Christian Vergori and Lu Vergori

54502 Heron Circle

Chesterfield, MI 48047

File No. 1011270

STATUTORY WARRANTY DEED

Don A. Dumbeck and Vickie L. Dumbeck, as Trustees of the Don and Vickie Dumbeck Joint Revocable Living Trust under agreement dated November 22, 2019, Grantor(s), hereby convey and warrant to

Christian Vergori and Lu Vergori, as tenants by the 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:

A portion of Lots 1 and 2 in Block 43 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on Ninth Street 40 feet Northwesterly of a point formed by the intersection of the Northerly line of High Street with the Westerly line of Ninth Street in said city of Klamath Falls; thence running Northwesterly along said Westerly line of Ninth Street, 40 feet; thence Westerly and parallel with High Street, 80 feet; thence Southeasterly 40 feet; thence Easterly 80 feet to the point of beginning.

The true and actual consideration for this conveyance is \$218,000.00.

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: 8-7-2025

Don and Vickie Dumbeck Joint Revocable Living Trust

By: Don A. Dumbeck
Don A. Dumbeck, Trustee

By: Vickie L. Dumbeck
Vickie L. Dumbeck, Trustee

State of Oregon} ss.
County of Klamath}

On this 7th day of August, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Don A. Dumbeck and Vickie L. Dumbeck known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Don and Vickie Dumbeck Joint Revocable Living Trust under agreement dated November 22, 2019 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.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

