

RECORDING REQUESTED BY:



500 Liberty St. SE, Ste 200  
Salem, OR 97301

GRANTOR'S NAME:  
Lana N. De Los Reyes

GRANTEE'S NAME:  
Bryan Bradley Lennen

AFTER RECORDING RETURN TO:  
Order No.: 60222502935-MS  
Bryan Bradley Lennen, a single man  
65 Pine St.  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:  
Bryan Bradley Lennen  
65 Pine St.  
Klamath Falls, OR 97601

APN/Parcel ID(s): 475346  
Tax/Map ID(s): 3809-032BD-08200  
65 Pine St., Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lana N. De Los Reyes, Grantor, conveys and warrants to Bryan Bradley Lennen, a single man, 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:

All of Lot 4, Block 4, TOWN OF LINKVILLE, NOW THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion of said lot formerly conveyed by Ada H. Smith, et vir, to Chas. E. Worden, described as follows:

Beginning at a point in the Easterly line of Ewauna Street (formerly Juniper Street), where the line between Lots 4 and 6 in said Block 4 intersects the said Easterly line of Ewauna Street; thence Southerly along the line between said line of Lots 4 and 6 in said Block 4, 55 feet to the Southwest corner of said Lot 6; thence Southwesterly at right angles 28.81 feet to the Easterly line of said Ewauna Street; thence along said Easterly line 62.08 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$299,000.00). (See ORS 93.030).

Subject to:

Taxes assessed under Code No. 001 Account No. 475346 Map No. 3809-032BD-08200  
The 2025-2026 Taxes: A lien not yet due or payable.

Fidelity National Title# 60222502935  
Amended # 1011019

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: August 19, 2025

*Lana N. De Los Reyes*  
Lana N. De Los Reyes

State of OREGON  
County of JACKSON

This instrument was acknowledged before me on August 19, 2025 by Lana N. De Los Reyes.

*[Signature]*  
Notary Public - State of OREGON  
My Commission Expires: 3.20.2028

