



THIS SPACE RESERVED FOR RECORDER'S USE

2025-007700
Klamath County, Oregon
08/29/2025 08:55:02 AM
Fee: \$92.00

After recording return to:

Beau Askins
620 N 3rd. St.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Beau Askins
620 N 3rd. St.
Klamath Falls, OR 97601

File No. 1014084

STATUTORY WARRANTY DEED

Jennifer L. Bogle, Grantor(s), hereby convey and warrant to

Beau Askins,

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:

PARCEL 1:

Beginning at the most Easterly corner of Lot 1, Block 38 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along Southwesterly line of Third Street 55 feet; thence Southwesterly and at right angles to Third Street 53 feet; thence Southeasterly and parallel with Third Street, 55 feet; thence Northeasterly and at right angles to Third Street 53 feet to the place of beginning, being the Southeasterly half of Lot 1 in said block and addition.

PARCEL 2:

The Southeasterly 55 feet of the Northeasterly 6 feet of Lot 2 in Block 38, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$295,000.00.

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: 8/25/25

Jennifer L. Bogle
Jennifer L. Bogle

State of Oregon } ss
County of Wasco }

On this 25 day of August, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Jennifer L. Bogle, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

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

MCOOK
Notary Public for the State of Oregon
Residing at Klamath Falls
Commission Expires: 3/7/26

