

2025-007703
Klamath County, Oregon
08/29/2025 09:02:02 AM
Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RMD Properties LLC

~~9010 Arant RD~~ 3313 Washburn Way
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be

sent to the following address:

RMD Properties LLC

~~9010 Arant RD~~ 3313 Washburn Way
Klamath Falls, OR 97603

File No. 1011467

STATUTORY WARRANTY DEED

David P. Harmon and Lesly N. Harmon, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

RMD Properties LLC , an Oregon limited liability company,

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 of Land Partition 11-09, being a replat of Land Partition 43-97 Parcel 3 being a portion of Lot 2 Block 4 of "Tract 1080 – Washburn Park" situated in the SW1/4 SW1/4 of Section 3, Township 39 South, Range 9 East, Willamette Meridian, filed June 14, 2010 in Volume 2010-007205, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$650,000.00.

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: 8-26-25

David P. Harmon
David P. Harmon

Lesly N. Harmon
Lesly N. Harmon

State of Oregon } ss
County of Klamath }

On this 26 day of August, 2025, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared David P. Harmon and Lesly N. Harmon, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027

