2025-007808 Returned at Counter Klamath County, Oregon After recording, return to (Name and Address): James Alan Wiganowsky and Alexandra Nicole Wiganowsky 1509 Red Bud Dr. Klamath Falls, OR 97601 09/02/2025 03:11:19 PM Fee: \$92.00 Until requested otherwise, send all tax statements to (Name and Address):
James Alan Wiganowsky and
Alexandra Nicole Wiganowsky
/SOY Red Bud Dr.
Klamuth Falls, OR 97601 ISPACE RESERVED FOR RECORDER'S USET **WARRANTY DEED** James Wigginousky and Alexandra N. Wiganousky for the consideration stated below, does hereby grant, bargain, sell and convey to James Alan Wigonowsky and Alexandra Micole Wiganowsky us Tenants by the Entirety ("grantee"), and to grantee's heirs, successors and assigns, all of that certain real property, with all rights and interests belonging or relating thereto, situated in Klama th County, Oregon, legally described (check one): ☐ as set forth on the attached Exhibit A, and incorporated by this reference. s follows: Lot 54 in TRACT 1416 - THE WOODLANDS . PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Organ To have as grantee's own and to hold for grantee's heirs, successors and assigns forever. At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real property, with the right to convey the same free from all encumbrances except (if no exceptions, so state): Real property

takes due, if any, but not yet payable. Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully claim an interest in the same. The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030): **A**\$ 0.00 \square other property or value given or promised which is \square part of the \square the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 633 - Warranty Deed (Fee Simple) - Page 1 of 2





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 2 TO 1, 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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on business or other entity is made with the authority of that entity.

; any signature on behalf of a

STATE OF OREGON, County of KLAMATH

This record was acknowledged before me on Augusty and Marcada Work Wignousky

OF This record was acknowledged before me on

by

STATE OF OREGON, County of KLAMATH

OF This record was acknowledged before me on

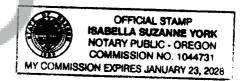
by

as (corporate title)

of (company name)

Notary Public for Oregon

My commission expires ____



dia wiganewsky

