

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at: Counter

2025-007808

Klamath County, Oregon



00346747202500078080020022

09/02/2025 03:11:19 PM

Fee: \$92.00

After recording, return to (Name and Address):

James Alan Wiganowsky and  
 Alexandra Nicole Wiganowsky  
 1509 Red Bud Dr.  
 Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

James Alan Wiganowsky and  
 Alexandra Nicole Wiganowsky  
 1509 Red Bud Dr.  
 Klamath Falls, OR 97601

[SPACE RESERVED FOR RECORDER'S USE]

## WARRANTY DEED

James Wiganowsky and Alexandra N. Wiganowsky,

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to James Alan Wiganowsky and  
 Alexandra Nicole Wiganowsky, as 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 Klamath County,  
 Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as 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, Oregon.

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  
 taxes 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):

☒ \$ 0.00;

☐ other property or value given or promised which is ☐ part of the ☐ 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 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 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 \_\_\_\_\_; any signature on behalf of a business or other entity is made with the authority of that entity.

*[Signature]*  
 \_\_\_\_\_  
 Juvandia wiganeusky

STATE OF OREGON, County of KLAMATH ) ss.

ok  
 cm  
 This record was acknowledged before me on AUGUST 29, 2025  
 by ISABELLA SUZANNE YORK ~~Isabella Alan Wiganeusky and Alexandra Nicole Wiganeusky~~  
 or This record was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as (corporate title)  
 of (company name)

*Isabella Suzanne York*  
 \_\_\_\_\_  
 Notary Public for Oregon  
 My commission expires 01/23/2028

