



THIS SPACE RESERVED FOR RECORDER'S USE

2025-008997

Klamath County, Oregon

10/08/2025 11:17:01 AM

Fee: \$92.00

After recording return to:

Basin Home Buyers LLC, an Oregon Limited
Liability Company

531 S. 8th St.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

Basin Home Buyers LLC, an Oregon Limited
Liability Company

531 S. 8th St.

Klamath Falls, OR 97601

File No. 1025095

STATUTORY WARRANTY DEED

Kathleen Ann Gross, who acquired title as **Kathleen A. Stange**, Grantor(s), hereby convey and
warrant to

Basin Home Buyers 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:

**The North 40 feet of the South 80 feet of Lots 702 and 703 in Block 104, MILLS 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 \$110,000.00.

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: 10-16-2025

Kathleen Ann Gross
Kathleen Ann Gross

State of Oregon } ss
County of Douglas }

On this 6 day of October, 2025, before me, Stacy Dawn Freshman, a Notary Public in and for said state, personally appeared Kathleen Ann Gross, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that she 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.

Stacy Dawn Freshman
Notary Public for the State of Oregon
Residing at: Roseburg, Oregon
Commission Expires: Feb 14, 2027

