



First American

First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

2025-009084

Klamath County, Oregon

10/10/2025 11:37:01 AM

Fee: \$102.00

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

FIRST AMERICAN TITLE FILE: 4312903 LB

RECORDING REQUESTED BY AND RETURN TO:

First American Title
1225 Crater Lake Ave
Medford, OR 97504

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

JWTR, LLC, an Oregon limited liability company

3. Grantee(s): (ORS 205.1251a and 205.160)

Richard Turri and Marta Turri as tenants by the entirety

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

80,000.00

5. SEND TAX STATEMENTS TO:

Richard Turri and Marta Turri
6057 Olson Mountain Court
Klamath Falls, OR 97601

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Re-recorded to: _____, on instrument previously recorded as Document No. _____



After recording return to:
Richard Turri and Marta Turri

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

File No.: 7161-4312903 (lb)
Date: September 24, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

JWTR, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Richard Turri and Marta Turri, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 74 OF TRACT 1472, RIDGEWATER SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$80,000.00**. (Here comply with requirements of ORS 93.030)

APN: **893129**

Statutory Warranty Deed
- continued

File No.: **7161-4312903 (lb)**

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 this 6th day of October, 2025.

JWTR, LLC, an Oregon Limited Liability
Company

By: Matthew Wendt
Name: Matthew Wendt
Title: Authorized Signer

APN: **893129**

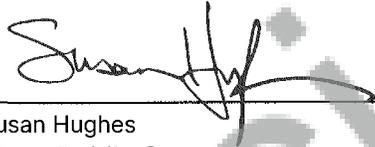
Statutory Warranty Deed
- continued

File No.: **7161-4312903 (1b)**

STATE OF Washington)
)ss.
County of Pierce _____)

This instrument was acknowledged before me on this 6th day of October, 2025
by Matthew Wendt as Member of JWTR, LLC, an Oregon Limited Liability Company, on behalf of
the Oregon Limited Liability Company.

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/12/2028



Susan Hughes
Notary Public for Washington
My commission expires: 08/12/2028

Notarized remotely online using communication technology via Proof.

Unofficial Copy