



THIS SPACE RESERVED FOR RECORDER'S USE

2025-009295
Klamath County, Oregon
10/17/2025 10:47:01 AM
Fee: \$92.00

After recording return to:
Brian J. Decamp and Cosette Decamp
4965 Laurelwood DR
Klamath Falls OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Brian J. Decamp and Cosette Decamp
same as above

File No. 1020099

STATUTORY WARRANTY DEED

Lynn Ann Bentz Fontaine, Grantor(s), hereby convey and warrant to

Brian J. Decamp and Cosette Decamp, as tenants by the entirety,

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:

Lot 10 in Block 15 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 \$360,000.00.

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:

Unofficial Copy

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: 16 Oct 2025

Lynn Ann Bentz Fontaine
Lynn Ann Bentz Fontaine

State of Oregon } ss
County of Klamath }

On this 16 day of October, 2025, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared ~~Fontaine~~ Lynn Ann Bentz, 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.

*Fontaine

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

