



THIS SPACE RESERVED FOR RECORDER'S USE

2025-010230
Klamath County, Oregon
11/14/2025 10:32:02 AM
Fee: \$92.00

After recording return to:

Scott Pisan and Michael Pisan and Marsha
Pisan

624 N. Milan St
Henderson, NV 89015

Until a change is requested all tax statements
shall be

sent to the following address:

Scott Pisan and Michael Pisan and Marsha
Pisan

624 N. Milan St
Henderson, NV 89015
File No. 1015971

STATUTORY WARRANTY DEED

Richard E. Spicher, Grantor(s), hereby convey and warrant to

Michael Pisan and Marsha Pisan, as Tenants by the Entirety and Scott Pisan, All with right of survivorship,

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 Southeasterly 40 feet of Lot 1 in Block 50 of FIRST 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, more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 1, being the corner of Fifth Street and the Alley; thence Northwesterly along Fifth Street, 40 feet; Thence Southwesterly parallel to Washington Street 53.2 feet, more or less to the Westerly line of said Lot 1; thence Southwesterly along said Westerly line 40 feet to the line of the alley; thence Northwesterly along said alley line 53.2 feet to the point of beginning.

The true and actual consideration for this conveyance is \$50,000.00.

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: 11/12/25

Richard E. Spicher

State of Oregon } ss
County of Clatskanie }

On this 12 day of November, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Richard E. Spicher, 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.


Notary Public for the State of Oregon
Residing at: Clatskanie
Commission Expires: 3/7/26

