

2025-010259
Klamath County, Oregon
11/14/2025 02:45:02 PM
Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Christopher Kelley
2030 Van Ness Ave
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Christopher Kelley
2030 Van Ness Ave
Klamath Falls, OR 97601

File No.: 7161-4321727 (SA)
Date: October 23, 2025

STATUTORY WARRANTY DEED

Brandon Torske, Grantor, conveys and warrants to **Christopher Kelley**, 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:

**THE NORTH 70 FEET OF LOT 22, BURNSDALE, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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.

The true consideration for this conveyance is **\$270,000.00**. (Here comply with requirements
of ORS 93.030)

APN: 547448

Statutory Warranty Deed
- continued

File No.: 7161-4321727 (SA)

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 12th day of November, 2025.

Brandon Torske

Brandon Torske

STATE OF Washington

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County of King

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This instrument was acknowledged before me on this 12th day of November, 2025
by **Brandon Torske**.

CAROL SPENCER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 21032736
COMMISSION EXPIRES 09/17/2029

Carol Spencer

Carol Spencer
Notary Public for Washington
My commission expires: 09/17/2029

Notarized remotely online using communication technology via Proof.