

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

2025-011636
Klamath County, Oregon
12/31/2025 08:29:01 AM
Fee: \$92.00

AFTER RECORDING RETURN TO:

Order No.: 470325095998-SC
Sheelaghlyn Mock
3820 44th Ave SW
Seattle, WA 98116

SEND TAX STATEMENTS TO:

Sheelaghlyn Mock
3820 44th Ave SW
Seattle, WA 98116

APN/Parcel ID(s): R-3805-005B0-02300-000
Tax/Map ID(s): 3805-005B0
R-3805-005B0-02300-000
42380 Skiway Drive, Klamath Falls, OR
97601-8545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

C.A. Galpin and Glenda Sue Galpin, not as tenants in common, but with the rights of survivorship, Grantor, conveys and warrants to **Sheelaghlyn Mock**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 9 in Block 2 of LAKEWOODS SUB. UNIT NO. 1, 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 THREE HUNDRED EIGHTY-FIVE THOUSAND EIGHT HUNDRED EIGHTY AND NO/100 DOLLARS (\$385,880.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: December 29, 2025

Cupin
C.A. Galpin

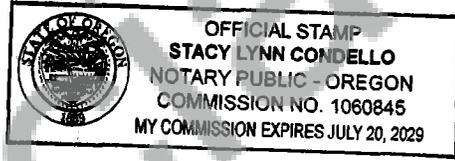
[Signature]
Glenda Sue Galpin

State of Oregon
County of Jackson

This instrument was acknowledged before me on Dec. 29, 2025 by C.A. Galpin and Glenda Sue Galpin.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 07/20/2029



Unofficial Copy