



THIS SPACE RESERVED FOR RECORDER'S USE

2026-000011
Klamath County, Oregon
01/02/2026 10:29:01 AM
Fee: \$97.00

After recording return to:

James Davidson and Maria Davidson

P.O. Box 543

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

James Davidson and Maria Davidson

P.O. Box 543

Klamath Falls, OR 97601

File No. 1040932

STATUTORY WARRANTY DEED

Bruce L. Vait, an unmarried man, Grantor(s), hereby convey and warrant to

James Davidson and Maria Davidson, as tenants by the entireties ,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$253,000.00.

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: 12-17-2025

[Redacted Signature]

Bruce L. Vait

State of Oregon } ss
County of Klamath }

On this 17th day of December, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Bruce L. Vait, 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.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

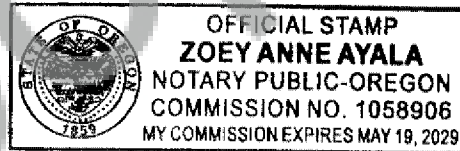


EXHIBIT 'A'

File No. 1040932

PARCEL 1:

Commencing at a point 1564 feet East and 100 feet South of the Southwest corner of the NW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 140 feet; thence South 50 feet; thence West 140 feet; thence North 50 feet to the point of beginning, being a portion of the SE1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO the S1/2 of the following described tract of land: Beginning 1564 feet East and 50 feet South of the Southwest corner of the NW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence 50 feet South; thence East 160 feet; thence North 50 feet, thence 160 feet West to the place of beginning.

PARCEL 2:

That portion of the Southeast quarter of the Northwest quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point 1,564 feet East and 150 feet South of the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 5, thence East 140 feet to the point of beginning of this description; thence North 50 feet; thence East 20 feet; thence south 50 feet; thence West 20 feet to the point of beginning.

Unofficial Copy