



01/15/2026 11:34:20 AM

Fee: \$87.00

GRANTOR NAME AND ADDRESS:
VALERIE J. THOMAS, Trustee
11007 Mesa Court
Klamath Falls, OR. 97601

GRANTEE NAME AND ADDRESS:
KEITH MILAN THOMAS
9110 Camp Day Place
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls, OR 97601

**UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:**
KEITH MILAN THOMAS
9110 Camp Day Place
Klamath Falls, OR 97601

WARRANTY DEED - STATUTORY FORM

VALERIE THOMAS Trustee of the VALERIE THOMAS 2012 LIVING TRUST, Grantor, conveys and warrants to **KEITH MILAN THOMAS, Grantee,** effective the 20 day of November 2022 that certain real property in the County of Klamath, State of Oregon, civilly described as 9110 Camp Day Place, Klamath Falls, Oregon, and legally described as follows, to-wit:

LOT 6, IN BLOCK 11, FIRST ADDITION TO KLAMATH RIVER ACRES according to the Official Plat thereof in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All those items of record, if any, as of the date of this Deed.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 15th day of January, 2026.

Valerie J. Thomas
Valerie J. Thomas, Trustee

STATE OF OREGON, County of Klamath) ss:

Personally appeared Valerie J. Thomas, Trustee before me on the 15th day of January, 2026, and acknowledged the foregoing instrument to be her voluntary act and deed.

Katie Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27

