



After recording return to:
Stephen R. Mark
1968 Earle Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Stephen R. Mark
1968 Earle Street
Klamath Falls, OR 97601

File No.: 7161-4340470 (JC)
Date: January 12, 2026

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Creed Tremaine Nelson and Colleen Tremaine Nelson, as tenants by the entirety, Grantor, conveys and warrants to **Stephen R. Mark,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$310,000.00.** (Here comply with requirements of ORS 93.030)

APN: **305146**

Statutory Warranty Deed
- continued

File No.: **7161-4340470 (JC)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon; described as follows:

LOT 7 IN BLOCK 39 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Unofficial
Copy