

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

2026-001534
Klamath County, Oregon
02/19/2026 10:42:01 AM
Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Jeon Small
2532 Thomas Street
Flint, MI 48503

Until a change is requested all
tax statements shall be sent to
the following address:
Jeon Small
2532 Thomas Street
Flint, MI 48503

File No.: 7061-4348784 (ck)
Date: February 06, 2026

STATUTORY WARRANTY DEED

Michael Skirko, Grantor, conveys and warrants to **Jeon Small**, 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:

Lot 10, Block 46, FIRST ADDITION TO KLAMATH FOREST ESTATES, Klamath County, Oregon, according to the Official Plat thereof, recorded in Volume 13, Page 15, Plat Records.

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 **\$12,500.00**. (Here comply with requirements of ORS 93.030)

APN: 271057

Statutory Warranty Deed
- continued

File No.: 7061-4348784 (ck)

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 17th day of February, 2026

Michael Skirko

Michael Skirko

STATE OF Florida)
County of Brevard)ss.

This instrument was acknowledged before me on this 17th day of February, 2026 by **Michael Skirko.**

Jane H. McCarthy

Notary Public for Florida
My commission expires: 04/27/2029

