



THIS SPACE RESERVED FOR RECORDER'S USE

2026-002183

Klamath County, Oregon

03/11/2026 03:52:03 PM

Fee: \$92.00

After recording return to:

Joshua Vierria and Marika K. Horn

P.O. Box 106

Blue River, OR 97413

Until a change is requested all tax statements shall be

sent to the following address:

Joshua Vierria and Marika K. Horn

P.O. Box 106

Blue River, OR 97413

File No. 1057140

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### STATUTORY WARRANTY DEED

**Michael James Reilly, Jr., Trustee of the Mom's Gift Revocable Living Trust, Grantor(s), hereby convey and warrant to**

**Joshua Vierria and Marika K. Horn, with right of survivorship ,**

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:

**Lot 32, Block 41, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, 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 \$326,000.00.**

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: 03/06/2026

Mom's Gift Revocable Living Trust

By: [REDACTED] Trustee  
Michael James Reilly, Jr., Trustee

State of Florida

County of Miami-Dade

On this 6th day of March, 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared **Michael James Reilly Jr.**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the **Mom's Gift Revocable Living Trust**, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Florida

Residing at: Miami-Dade

Commission Expires: 11/12/2028

Notarized remotely online using communication technology via Proof.

Produced Driver License as identification.

