



After recording return to:
David Vandenberg
574 Tamarack Dr
San Rafael, CA 94903

Until a change is requested all tax
statements shall be sent to the
following address:
David Vandenberg
574 Tamarack Dr
San Rafael, CA 94903

File No.: 7161-4352367 (SA)
Date: February 18, 2026

THIS SPACE RESERVED FOR RECORD

2026-002348

Klamath County, Oregon

03/17/2026 10:51:01 AM

Fee: \$107.00

STATUTORY WARRANTY DEED

Stephen Napier and Mary Anna Napier, Trustees of the Napier Trust, dated June 11, 2003, Grantor, conveys and warrants to **David Vandenberg**, 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:

Lots 4, 5 and 6, Subdivision of Tracts B and C, Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 **\$235,000.00**. (Here comply with requirements of ORS 93.030)

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 7th day of March, 2026.

Stephen Napier and Mary Anna Napier,
Trustees of the Napier Trust, dated June
11, 2003

[Redacted Signature]

Stephen Napier, Trustee

Mary Anna Napier, Trustee

Unofficial Copy

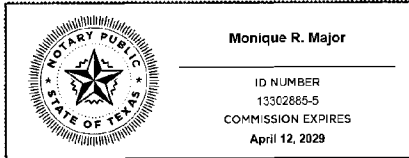
APN: **R314902**

Statutory Warranty Deed
- continued

File No.: **7161-4352367 (SA)**

STATE OF Montgomery)
County of Texas)ss.
)

This instrument was acknowledged before me on this 7th day of March, 2026
by Stephen Napier and ~~Mary Anna Napier~~, Trustees of the Napier Trust, dated June 11, 2003,
on behalf of the Trust .



Monique R. Major

Monique R. Major, Notary Public, State of Texas
Notary Public for Texas
My commission expires: 04/12/2029

Electronically signed and notarized online using the Proof platform.

Unofficial Copy

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 9th day of March, 2026.

Stephen Napier and Mary Anna Napier,
Trustees of the Napier Trust, dated June
11, 2003

Stephen Napier, Trustee

Mary Anna Napier, Trustee

APN: **R314902**

Statutory Warranty Deed
- continued

File No.: **7161-4352367 (SA)**

STATE OF Colorado)
)ss.
County of Jefferson)

This instrument was acknowledged before me on this 9th day of March, 2026
by ~~Stephen Napier and~~ Mary Anna Napier, Trustees of the Napier Trust, dated June 11, 2003,
on behalf of the Trust. *Thd*

MARK D. HOTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974006067
MY COMMISSION EXPIRES APRIL 9, 2027

Mark D. Hott
Mark D. Hott
Notary Public for Colorado
My commission expires: 04/09/2027

Notarized remotely using audio-video communication technology via Proof.

Unofficial Copy