



THIS SPACE RESERVED FOR RECORDER'S USE

2026-003496  
Klamath County, Oregon  
04/21/2026 09:38:02 AM  
Fee: \$97.00

After recording return to:  
Tiffany Holmes and Derek Holmes  
3612 Rio Vista Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Tiffany Holmes and Derek Holmes  
3612 Rio Vista Way  
Klamath Falls, OR 97603  
File No. 1070160

**STATUTORY WARRANTY DEED**

Robin E. Bell, Grantor(s), hereby convey and warrant to

Tiffany Holmes and Derek Holmes, as tenants by the entirety ,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$55,000.00.

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: 4-17-26

[Redacted Signature]

Robin E. Bell

State of Oregon } ss  
County of Klamath }

On this 17 day of April, 2026, before me, Melissa Renee Cook a Notary Public in and for said state, personally appeared Robin E. Bell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

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

[Redacted Signature]

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 2/2/30



**EXHIBIT "A"**

**PARCEL 1:**

A parcel of land lying in Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; the said Parcel being that portion of Lots 1 and 2 and the N1/2 of Lot 3, said Block 6 lying Southeasterly of the following described line:

Beginning at a point opposite and 100 feet Southeasterly of Engineer's Station 179+50 on the center line of the relocated The Dalles-California Highway; thence Southwesterly in a straight line to a point opposite and 125 feet Southeasterly of Engineer's Station 187+50 on said center line, which center line is described as follows:

Beginning at Engineer's center line Station 173+89.60, said station being 3064.47 feet North and 2316.65 feet East of the Southwest corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 28° 36' 30" West 5610.4 feet to Engineer's center line Station 230+00.

Bearings are based upon the Oregon Co-ordinate System, South Zone.

**PARCEL 2:**

The S1/2 of Lot 3, Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission.

**PARCEL 3:**

Lot 4, Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission.