

2026-004631  
Klamath County, Oregon  
05/26/2026 02:15:01 PM  
Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Adam W. Wideman and Candy S. Wideman  
2523 Patterson Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Adam W. Wideman and Candy S. Wideman  
2523 Patterson Street  
Klamath Falls, OR 97603  
File No. 1076575

---

### STATUTORY WARRANTY DEED

**Casita Bonita LLC, an Oregon Limited Liability Company, Grantor(s), hereby convey and warrant to**

**Adam W. Wideman and Candy S. Wideman , 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:

**The land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:**

**Parcel 2 of Land Partition 49-96, situated in the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**Excepting therefrom: beginning at the Southeast corner of said Parcel 2; thence along the South line of said Parcel 2 South 89 degrees 09' 00" West 280.77 to the Southeast corner of Parcel 1 of "Land Partition 49-96";**

**Thence along the line common to said Parcels 1 and 2 North 01 degree 03' 52" West 73.00 feet to the Northeast corner of said Parcel 1; thence North 89 degrees 09' 00"**

**East 207.54 feet to the East line of said Parcel 2; thence along said East line South 46 degrees 02' 49" East 103.59 feet to the point of beginning.**

**The true and actual consideration for this conveyance is \$320,000.00.**

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:

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: 5/21/26

Casita Bonita LLC

By: [Redacted]

Honoree D. Brown, Member

By: [Redacted]

Raury A. Blackman, Member

State of Oregon } ss  
County of Klamath }

On this 21<sup>st</sup> day of May, 2026, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Honoree D. Brown and Raury A. Blackman, Members of Casita Bonita LLC, 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 Falls OR  
Commission Expires: 9/8/2029

