



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MICHELE M. VANCE6734 COTTAGE AVENUEKLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 07/30/2003 3:31 P mVol M03 Pg 54259-68

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

MICHELE M. VANCE6734 COTTAGE AVENUEKLAMATH FALLS, OR 97603

Escrow No.

MT61504-MS

WARRANTY DEED

MICHELE M. VANCE, aka MICHELE VANCE, aka MICHELE MARIE VANCE, Grantor(s) hereby grant, bargain, sell, warrant and convey to MICHELE M. VANCE, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

505162

3909-001AC-00900

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$to correct the name of owner herein.

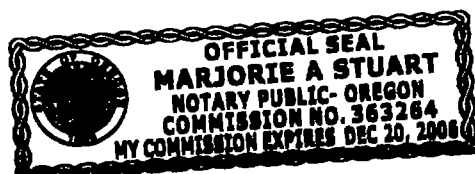
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 29th day of July 2023

Michele M. Vance
MICHELE M. VANCE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 7/29/23 by MICHELE M. VANCE.

(Notary Public for Oregon)

My commission expires 12/20/06

EXHIBIT "A"
LEGAL DESCRIPTION

54260

Lot 6 in Block 3 of TRACT 1103 - EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of Lot 5 in said Block 3 of TRACT 1103 - EAST HILLS ESTATES as approved in Lot Line Adjustment 8-00, described as follows:

Beginning at a point on the Southwesterly line of Lot 5, Block 3 of TRACT 1103 - EAST HILLS ESTATES, from which the Southeasterly corner of said Lot 5 bears South 48 ° 43' 56" East 26.84 feet; thence North 03 degrees 34' 56" West 79.69 feet; thence North 06 degrees 33' 47" East 46.31 feet; thence North 69 degrees 37' 00" East 55.18 feet to the right of way line of Cottage Avenue also being a point on the boundary of said Lot 5; thence along the boundary of said Lot 5, along the arc of a curve to the left (radius point bears North 53 degrees 21' 23" East 50.00 feet and central angle equals 32 degrees 50' 09") 28.65 feet, South 20 degrees 31' 14" West 155.34 feet and North 48 degrees 43' 56" West 26.84 feet, to the point of beginning.