



After recording return to:
Koda Shane Biggs
330 N 2nd Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Koda Shane Biggs
330 N 2nd Street
Klamath Falls, OR 97601

File No.: 7161-3854750 (SA)
Date: November 04, 2021

THIS SPACE RESERVED FOR RECO

2022-000518

Klamath County, Oregon

01/13/2022 01:21:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Brian Hansen and Carolyn Hansen, Grantor, conveys and warrants to **Koda Shane Biggs**, 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:

The Northerly 1/2 of Lot 10 in Block 5 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:
Beginning at the most Northerly corner of Lot 10 in Block 5 of said addition, being at the intersection of the Southeasterly line of Washington Street and the Southwesterly line of 2nd Street in said addition; thence running in a Southeasterly direction along said line of 2nd Street, 55 feet; thence Southwesterly parallel to Washington Street, 52.4 feet to the line between Lots 9 and 10 in said Block 5; thence Northwesterly parallel with 2nd Street, 55 feet to the Southeasterly line of Washington Street; thence Northeasterly along Washington Street, 52.4 feet to the place of beginning.

NOTE: This legal description was created prior to January 1, 2008.

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 **\$179,000.00**. (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 10 day of Jan, 2022.

Brian Hansen
Brian Hansen

Carolyn Hansen
Carolyn Hansen

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 10 day of Jan, 2022
by **Brian Hansen and Carolyn Hansen.**

Sarah F Amaya
Notary Public for Oregon
My commission expires: 1/23/2023

