

2023-006574

Klamath County, Oregon

08/03/2023 09:56:02 AM

Fee: \$87.00



After recording return to:
Amy Rene Cunningham
1701 Siskiyou Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Amy Rene Cunningham
1701 Siskiyou Street
Klamath Falls, OR 97601

File No.: 7151-4086651 (td)
Date: July 20, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Justin Andrew Echternacht, Grantor, conveys and warrants to **Amy Rene Cunningham**, 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:

A tract of land being a portion of Lots 6 and 7, Block 61 BUENA VISTA ADDITION, situated in the SW1/4 NW1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of said Lot 6, from which the Northeast corner of Lot 4, Block 61 bears North 00°48'00" West 145.13 feet; thence North 00°48'00" West 45.13 feet to the Northeast corner of said Lot 6; thence South 89°12'00" West 150.00 feet to the Northwest corner of said Lot 6; thence South 00°48'00" East, along the West line of said Lots 6 and 7, 51.08 feet to a point on the Northeasterly right of way line of the U.S.B.R. "A" Canal tunnel right of way; thence South 51°22'03" East, along the said tunnel right of way line, 36.50 feet to a point on the adjusted line; thence along the said adjusted line, South 89°30'01" East 46.07 feet, North 00°29'59" East 30.19 feet and North 89°12'00" East 75.06 feet to the point of beginning.

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.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$225,000.00**. (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 2nd day of August, 2023.

Justin Andrew Echternacht
Justin Andrew Echternacht

STATE OF Washington)
County of Pierce)ss.
)

This instrument was acknowledged before me on this 2nd day of August, 2023
by **Justin Andrew Echternacht**.

KARINA BROADBELT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 162259
COMMISSION EXPIRES 09/24/2024

Karina Broadbelt

Notary Public for Oregon
My commission expires: 09/24/2024
This notarial act involved the use of communication technology