



After recording return to:
Martha Ahl
710 Riverside Dr
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Martha Ahl
710 Riverside Dr
Klamath Falls, OR 97601

File No.: 7081-4111233 (BO)
Date: October 16, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wendy A. Savage, Grantor, conveys and warrants to **Martha Ahl**, 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 PARCEL OF LAND SITUATE IN NE1/4 NW1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89°27' EAST 158.46 FEET FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 23 OF HILLCREST ADDITION; THENCE CONTINUING SOUTH 89°27' EAST A DISTANCE OF 200.00 FEET TO THE WESTERLY LINE OF HIGHWAY 97 (ALSO KNOWN AS RIVERSIDE DRIVE); THENCE SOUTH 12°15'00" EAST 166.33 FEET TO THE NORTHEAST CORNER OF THAT TRACT AS DESCRIBED IN BOOK M75 AT PAGE 630, MICROFILM RECORDS; THENCE SOUTH 86°14'38" WEST 94.82 FEET; THENCE SOUTH 11°24'22" EAST 44.00 FEET; THENCE SOUTH 29°07'51" EAST 107.39 FEET; THENCE NORTH 47°29'24" WEST 60.54 FEET; THENCE NORTH 89°27' WEST 7.40 FEET TO THE EASTERLY LINE OF ROGERS STREET; THENCE NORTH 34°37'00" WEST 235.53 FEET; THENCE NORTH 12°15'00" WEST 74.50 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 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 **\$280,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 4111233

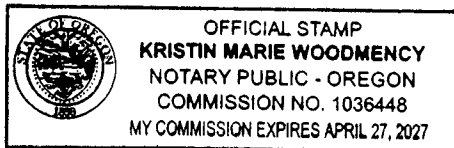
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 24th day of October, 2023.

Wendy A. Savage
Wendy A. Savage

STATE OF Oregon)
County of Jackson)ss.
Klamath)

This instrument was acknowledged before me on this 24th day of October, 2023
by **Wendy A. Savage**.



[Signature]
Notary Public for Oregon
My commission expires: April 27, 2027