



2023-009200
Klamath County, Oregon
10/25/2023 11:51:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Erin Grace Williams

1405 Delta St

Klamath Falls, OR 97601

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

Erin Grace Williams

1405 Delta St

Klamath Falls, OR 97601

File No. 607712AM

STATUTORY WARRANTY DEED

Allan V. Santiago,

Grantor(s), hereby convey and warrant to

Erin Grace Williams,

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:

**A portion of Lots 5 and 6, Block 26, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,
more particularly described as follows:**

**All that portion of Block 26 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
OREGON, lying South of the following described line:**

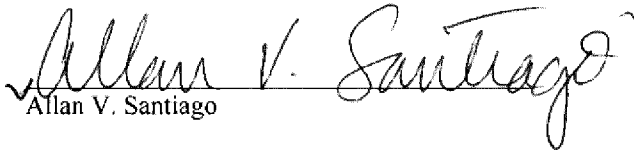
**Commencing at the intersection of the centerlines of Shelley Street and Johnson Street; thence Southerly
952.78 feet along the centerline of Johnson Street; thence Westerly 115.00 feet at right angles to Johnson
Street to a 1/2" rebar, said point being the true point of beginning; thence continuing on said line 105.30 feet
to a 1/2" rebar on the West line of Block 26.**

The true and actual consideration for this conveyance is \$248,200.00.

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.

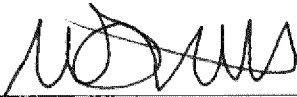
Dated this 25th day of October, 2023.


Allan V. Santiago

State of Oregon } ss
County of Klamath }

On this 25th day of October, 2023, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Allan V. Santiago, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025

