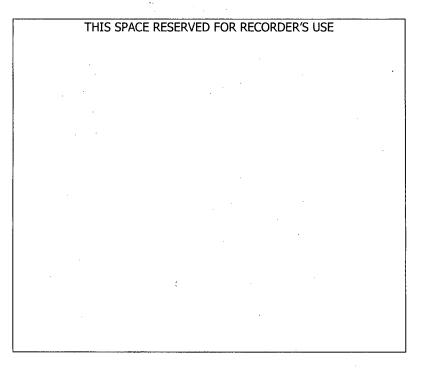


After recording return to: Liliana Perez Miranda 2158 Lancaster Dr. NE Salem, OR 97305

Until a change is requested all tax statements shall be sent to the following address: Liliana Perez Miranda 2158 Lancaster Dr. NE Salem, OR 97305

File No.: 7081-4109829 (BO) Date: October 10, 2023

FIRST AMERICAN 41



STATUTORY WARRANTY DEED

Paul B. Bigby and Ami L. Bigby, as Trustees of Bigby Revocable Living Trust, Grantor, conveys and warrants to **Liliana Perez Miranda**, 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:

LOT 118 OF TRACT 1277, BEING A RE-PLAT OF LOTS 35 THROUGH 42 OF BLOCK 1 OF HARBOR ISLES, TRACT 1209; LOTS 43 AND 44, 48 THROUGH 58, AND 64 THROUGH 71 OF BLOCK 1 OF THE FIRST ADDITION TO HARBOR ISLES, TRACT 1252; LOTS 1 THROUGH 6, AND 9 THROUGH 23 OF BLOCK 2 OF THE SECOND ADDITION TO HARBOR ISLES, TRACT 1259; AND A PORTION OF BLOCKS A, B AND 4 OF SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON, ALL SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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 \$435,000.00. (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.

Bigby Revocable Liiving Trust
HUOK Birl
Paul B. Bigby, Co-Trustee
ead B. bigby, co-ruscee
eliel Boy
Ami L. Bigby, Co-Trustee

day of November

STATE OF Oregon))ss.
County of Klamath)

y as Trustees of Bigby Revocable Living Trust

OFFICIAL STAMP
PATRICIA L. HORTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 996468
MY COMMISSION EXPIRES JANUARY 30, 2024

Notary Public for Oregon My commission expires: