



After recording return to:  
Macayla June Baron and Joshua  
Bradley Pease  
PO Box 8167  
Medford, OR 97501

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Macayla June Baron and Joshua  
Bradley Pease  
PO Box 8167  
Medford, OR 97501

File No.: 7161-4131316 (JC)  
Date: January 26, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Lisa D. Katz, Trustee of the Lisa Katz Living Trust dated November 26, 2019**, Grantor, conveys and warrants to **Macayla June Baron and Joshua Bradley Pease, not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$15,000.00**. (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 29 day of January, 2024.

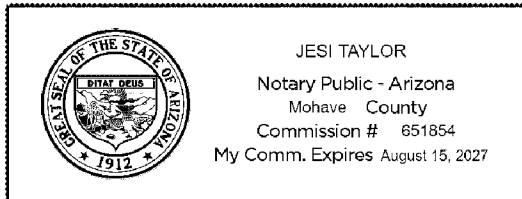
Lisa D. Katz, Trustee of the Lisa Katz Living Trust dated November 26, 2019

Lisa D. Katz

Lisa D. Katz, Trustee

STATE OF Arizona )  
 )ss.  
County of Mohave County )

This instrument was acknowledged before me on this 29th day of January, 2024 by Lisa D. Katz as Trustee of The Lisa Katz Living Trust dated November 26, 2019, on behalf of the Trust.



Jesi Taylor

Notary Public for Arizona  
My commission expires: 08/15/2027

This notarial act involved the use of communication technology

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 10 IN BLOCK 7 OF WOODLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS WHICH SHOULD BE A PART OF THE FORTHCOMING CONVEYANCE, BUT WILL NOT BE INSURED UNDER THE POLICY:**

**AN UNDIVIDED 1/88TH INTEREST IN 2 PARCELS OF LAND SITUATED IN LOT 1 AND 2, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 1: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE ALONG THE NORTH LINE OF SAID SECTION NORTH 89°42'15" EAST 400 FEET; THENCE SOUTH 62.42 FEET, THENCE SOUTH 46°57'20" WEST 408.82 FEET TO THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE FOLLOWING SAID RIVER BANK NORTH 37°53'20" WEST 136.90 FEET THENCE NORTH 16°33' WEST 60.98 FT TO THE WEST LINE OF SECTION 15; THENCE NORTHERLY ON SAID SECTION LINE 172.92 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2: BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING: THENCE NORTH 89°42'15" EAST 400.0 FEET ALONG THE NORTH LINE OF SAID SECTION 15, THENCE SOUTH 62.42 FEET, THENCE SOUTH 50°43'50" EAST 453.16 FEET; THENCE SOUTH 76°17'30" EAST 886.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 35°56'30" WEST 446.55 FEET TO A POINT ON THE NORTHEASTERLY BANK OF WILLIAMSON RIVER, THENCE SOUTH 45°32'20" EAST 84.00 FEET; THENCE NORTH 44°52'10" EAST 411.58 FEET; THENCE NORTH 34°25'40" WEST 156.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.**