

2024-001299

Klamath County, Oregon



00325232202400012990040041

02/20/2024 12:33:33 PM

Fee: \$97.00

Returned at Counter

After recording, return to:

Eusebio Z. Alonzo

PO Box ~~25~~ 252

Malin, OR 97632

Until a change is requested,

all tax statements should be sent to:

Eusebio Z. Alonzo

PO Box ~~25~~ 252

Malin, OR 97632

### WARRANTY DEED

Under ORS 93.850

The grantor,

Robert Eklund

3303 Caroline St

Klamath Falls, OR 97603

for the true and actual consideration of \$55,000.00

Fifty-five thousand dollars

CONVEYS AND WARRANTS to the grantee,

Eusebio Z. Alonzo

PO Box 25

Malin, OR 97632

the following described real property, free of encumbrances, except as specifically  
set forth herein:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

Parcel ID: R528986

And commonly known as: 3617 Boardman Ave Klamath Falls, OR 97603

**Source of Title:**

Being the same property conveyed by Deed of Small Estate Affiant from Robert Eklund, Affiant/Sole Claiming Successor of the Small Estate of Vicki Ilene Overstreet to Robert Eklund recorded on April 26, 2021 in the office of the County Clerk of Klamath County, Oregon.

**This conveyance is made subject to:**

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 16 day of February, 2024, in the presence of:

Robert Eklund

Signature

Robert Eklund

Print Name

Individual

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon

COUNTY OF Klamath

On this 16 day of February, 2024, before me, Notary Public in and for said state, personally appeared Robert Eklund

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature: Kathleen A. Maynard

Print Name: Kathleen A. Maynard

Title: Notary Public

My Commission Expires: March 31, 2026

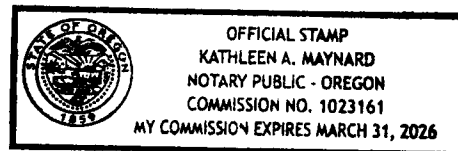


Exhibit A

A parcel of land situated in Lot 4, Block 2, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89 degrees 40' East a distance of 231.0 feet from the Southwest corner of said Lot 4; thence North 0 degrees 26' East parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of said Lot 4; thence South 89 degrees 40' East along the North line of said Lot 4 a distance of 47.3 feet to an iron pin on the Northeast corner of said Lot 4; thence South 28 degrees 15' East along the Easterly line of said Lot 4 a distance of 161.5 feet to an iron pin on the Southeast corner of said Lot 4; thence North 89 degrees 40' West along the North line of Boardman Avenue a distance of 125.0 feet, more or less, to the point of beginning.

APN 3909-003DB-03900