



After recording return to:  
Michael Howell  
330 N 2nd Street  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Michael Howell  
330 N 2nd Street  
Klamath Falls, OR 97601

File No.: 7161-4140137 (SA)

Date: February 21, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Koda Shane Biggs**, Grantor, conveys and warrants to **Michael Howell**, 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 **\$217,600.00**. (Here comply with requirements of ORS 93.030)

APN: 474542

Statutory Warranty Deed  
- continued

File No.: 7161-4140137 (SA)

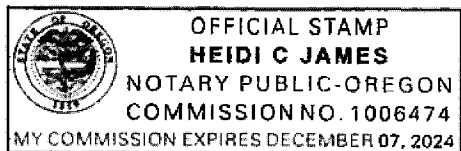
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 21<sup>st</sup> day of March, 2024.

KS  
Koda Shane Biggs

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 21<sup>st</sup> day of March, 2024  
by **Koda Shane Biggs**.



Heidi C James  
Notary Public for Oregon  
My commission expires: 12/07/2024

APN: **474542**

Statutory Warranty Deed  
- continued

File No.: **7161-4140137 (SA)**

**EXHIBIT A**

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

**The Northerly 1/2 of Lot 10 in Block 5 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:**

**Beginning at the most Northerly corner of Lot 10 in Block 5 of said addition, being at the intersection of the Southeasterly line of Washington Street and the Southwesterly line of 2nd Street in said addition; thence running in a Southeasterly direction along said line of 2nd Street, 55 feet; thence Southwesterly parallel to Washington Street, 52.4 feet to the line between Lots 9 and 10 in said Block 5; thence Northwesterly parallel with 2nd Street, 55 feet to the Southeasterly line of Washington Street; thence Northeasterly along Washington Street, 52.4 feet to the place of beginning.**

**NOTE: This legal description was created prior to January 1, 2008.**