



2024-003370
Klamath County, Oregon
05/01/2024 03:23:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ashley Flowers and Mariah Thatcher

1522 Siskiyou St.

Klamath Falls, OR 97601

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

Ashley Flowers and Mariah Thatcher

1522 Siskiyou St.

Klamath Falls, OR 97601

File No. 627396AM

STATUTORY WARRANTY DEED

Rebecca Lynn Mathis,

Grantor(s), hereby convey and warrant to

Ashley Flowers and Mariah Thatcher, with right of survivorship,

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 Lot 11, Block 89, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of Siskiyou Street from which point the Southeasterly corner of said Lot 11 bears South 16° 29' 30" East, 119.00 feet; thence North 16° 29' 30" West on said West line, 41.00 feet to the Northeast corner of said Lot 11; thence continuing North 16° 29' 30" West, 10.00 feet; thence South 73° 30' 30" West parallel with the North line of said Lot 11, 59.97 feet; thence South 16° 29' 30" East, 10.00 feet to the Northwest corner of said Lot 11; thence South 16° 29' 30" East on the West line of said Lot 11, 41.00 feet; thence North 73° 30' 30" East parallel with said North line, 59.97 feet to the point of beginning.

The true and actual consideration for this conveyance is \$205,000.00.

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 30 day of April, 2024

Rebecca Lynn Mathis
Rebecca Lynn Mathis

State of Oregon } ss
County of Klamath }

On this 30 day of April, 2024, before me, Melissa Cook a
Notary Public in and for said state, personally appeared Rebecca Lynn Mathis, 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.

Melissa Cook

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/7/26

