



2024-004363
Klamath County, Oregon
05/31/2024 01:16:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tristan Tschudin

266 Mar Vista DR

Monterey, CA 93940

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

Tristan Tschudin

same as above

File No. 632029AM

STATUTORY WARRANTY DEED

Mychal Lahey,

Grantor(s), hereby convey and warrant to

Tristan Tschudin,

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:

**The Easterly 74 feet of the East 138 feet of Lot 1 in Block 3, SECOND ADDITION TO
ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.**

**EXCEPTING THEREFROM the Northerly 5 feet conveyed to Klamath County in Deed Volume
290 on page 608, Deed Records of Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM the Easterly 5 feet conveyed to Klamath County for road
purposes in Volume 362 at page 563, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$225,000.00.

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 24 day of May, 2024.

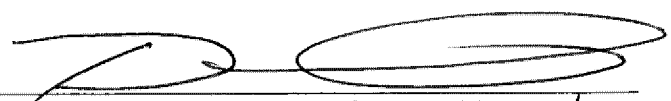

Mychal Lahey

State of MT } ss
County of Flathead }

On this 24 day of May, 2024, before me,

Derek John Chappel a Notary Public in and for said state,
personally appeared Mychal Lahey, 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.


Notary Public for the State of Montana
Residing at: Marion, Montana
Commission Expires: 7/21/25

