



2024-004626
Klamath County, Oregon
06/07/2024 02:30:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sara E. Burt

2355 California Ave.

Klamath Falls, OR 97601

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

Sara E. Burt

2355 California Ave.

Klamath Falls, OR 97601

File No. 631481AM

STATUTORY WARRANTY DEED

Shauna Martin, Personal Representative for the Estate of Melinda L. Tigue, Deceased,

Grantor(s), hereby convey and warrant to

Sara E. Burt,

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:

That part of Lots 1 and 2, Block 40, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and that part of vacated Oregon Avenue vacated by Ordinance No 4914 and recorded in Deed Book 283 at Page 315, described as follows:

Beginning at the most Southerly comer of Lot 1, Block 40, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, thence Northwesterly along the Westerly line of said Lot 1, North 31°16'30" West 50 feet, thence North 58°44' East 140.11 feet to a point of intersection with a Northerly prolongation of the Easterly line of Lot 1, said Block 40; thence South 31°17' East along a prolongation of the Easterly line of said Lot 1 and the Easterly line of Lot 1 and 2, Block 40, 60 feet, thence Southwesterly and parallel to the Southerly line of Lot 1, Block 40, to the Westerly line of Lot 2, Block 40, thence North 31°16'30" West along the Westerly line of Lot 2, Block 40, to the point of beginning

The true and actual consideration for this conveyance is \$201,000.00.

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 31st day of May, 2024.

Estate of Melinda Louise Tigie, Deceased.

By: SM personal representative
Shauna Martin, Personal Representative

State of Arizona } ss.
County of Yavapai }

On this 31st day of May, 2024, before me, Franklin Webster Robinson a Notary Public in and for said state, personally appeared Shauna Martin known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of Melinda Louise Tigie, deceased and acknowledged to me that he/she/they executed the same as Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Franklin Webster Robinson
Notary Public for the State of Arizona
Residing at: 785 S. Shooting Star Dr
Commission Expires: 11/23/2024 Cornville, AZ 86325

