



After recording return to:
Karen Bailey
1134 Grant Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Karen Bailey
1134 Grant Street
Klamath Falls, OR 97601

File No.: 7161-4177392 (JC)
Date: June 20, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Maile M. Kalus, Grantor, conveys and warrants to **Karen Bailey**, 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 **\$222,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R370093**

Statutory Warranty Deed
- continued

File No.: **7161-4177392 (JC)**

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 11 day of July, 2024.

Maile M Kalus

Maile M. Kalus

STATE OF Washington)
)ss.
County of Pierce)

This instrument was acknowledged before me on this 11th day of July, 2024
by **Maile M. Kalus**.

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/17/2024

Susan Hughes

Notary Public for Washington
My commission expires: 08/17/2024

Notarized remotely online using communication technology via Proof.

APN: **R370093**

Statutory Warranty Deed
- continued

File No.: **7161-4177392 (JC)**

EXHIBIT A

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

Beginning at the most Northerly corner of Lot 8 in Block 60 in Nichols Addition to the City of Klamath Falls, Oregon; thence at right angles in a Southeasterly direction to Grant Street 120 feet; thence Southwesterly and parallel to Grant Street 43 1/3 feet; thence Northwesterly at right angles with Grant Street 120 feet; thence Northeasterly along the Southerly line of Grant Street 43 1/3 feet to the Point of Beginning, being the Northeasterly 43 1/3 feet of lot 8 in Block 60 of Nichols 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.

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