



2024-006774  
Klamath County, Oregon  
08/02/2024 03:46:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Caterina Engstrom

1114 East St.

Klamath Falls, OR 97601

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

Caterina Engstrom

1114 East St.

Klamath Falls, OR 97601

File No. 641358AM

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### STATUTORY WARRANTY DEED

**Eric Basangan and Sarah Gates Reed, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Caterina Engstrom,**

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:

**Please see attached Exhibit "A"**

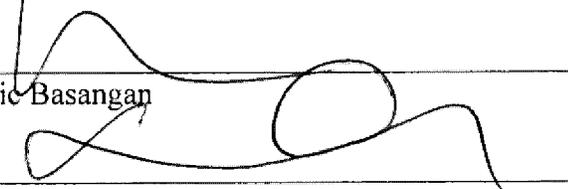
**The true and actual consideration for this conveyance is \$315,000.00.**

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:

Real property taxes due, if any, but not yet payable

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 26 day of July, 2024

Eric Basangan  
  
\_\_\_\_\_  
Sarah Gates Reed

State of Oregon } ss  
County of Klamath }

On this 26 day of July, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Eric Basangan and Sarah Gates Reed, 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



## EXHIBIT "A"

All of Lots 1 and 2 in Block 58 of NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 9 Deeded by Elizabeth Evans, et al to Sadie B. Smith Mattoon by Deed recorded in Book 60 at page 477, Deed Records of Klamath County, Oregon, more particularly described as follows:

A triangular portion off the Southerly end of Lot 9 in Block 58, NICHOLS ADDITION to Klamath Falls, (formerly Linkville), Oregon, described as follows:

All of said Lot 9 cut off by a line drawn from a point on the Westerly line of East Street distant twenty-two (22) feet North from the most Southerly corner of said Lot 9 of said Block 58, to a point on the Westerly line of said Lot 2 of said Block 58, distant thereon twenty-two (22) feet Southerly from the corner common to Lots 2, 3, 8 and 9 of said Block 58.

SAVING AND EXCEPTING that portion of said Lot 2 Deeded by Sadie B. Smith Mattoon to S.B. Evans, et al, by Deed recorded in Book 60 at page 440, Deed Records of Klamath County, Oregon, more particularly described as follows:

A triangular portion off the Northerly end of Lot 2 in Block 58, NICHOLS ADDITION, to Klamath Falls, (formerly Linkville), Oregon, described as follows:

All of said Lot 2 cut off by a line drawn from a point on the Westerly line of East Street distant twenty-two (22) feet North from the most Southerly corner of Lot 9 of said Block 58 to a point on the Westerly line of said Lot 2, distant thereon twenty-two (22) feet Southerly from the corner common to Lots 2, 3, 8 and 9 of said Block 58.

ALSO EXCEPTING those portions of Lots 2 and 9 in Block 58, NICHOLS ADDITION to Klamath Falls, Oregon, deeded by William Newman, et ux, to F. R. Olds in deed Volume 139, page 359, Deed Records of Klamath County, Oregon, more particularly described as followed:

Beginning at a point on the West line of East Street at a point 22 feet Northerly from the Northeast corner of Lot 1, in Block 58, of NICHOLS ADDITION to the City of Klamath Falls, Oregon, thence Northwesterly to a point on the Westerly line of Lot 2 which is 25 feet Southerly from the Northwest corner of said Lot 2, thence Northerly 3 feet along the Westerly line of Lot 2, thence Easterly to the place of beginning.

ALSO EXCEPTING that portion contained within the U.S.B.R. Canal right of way.