



2024-007193  
Klamath County, Oregon  
08/19/2024 08:53:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jonathan Davis

700 Upham St.

Klamath Falls, OR 97601

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

Jonathan Davis

700 Upham St.

Klamath Falls, OR 97601

File No. 641836AM

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### STATUTORY WARRANTY DEED

**Kassie N. Anderson,**

Grantor(s), hereby convey and warrant to

**Jonathan Davis,**

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:

**All that portion of the SE1/4 of the SW1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**All of that tract lying between Block 6 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon and SHIVE'S ADDITION to the City of Klamath Falls, State of Oregon, being further described as follows:**

**Beginning at the most Northerly corner of Lot 1 of said Block 6; thence Northeasterly along the Southerly line of Doty Street, approximately 34 feet to the South line of Upham Street; thence East along Upham Street, approximately 54 feet to the Northwest corner of SHIVE'S ADDITION aforesaid; thence South along the West line of SHIVE'S ADDITION, approximately 90 feet to the Northwesterly line of said Lot 1, Block 6, aforesaid; thence Northwesterly along said line, approximately 100 feet to the point of beginning. ALSO, the West 27 feet of the North 76.5 feet of Lot 1, Block 1 SHIVE'S 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.**


**The true and actual consideration for this conveyance is \$217,500.00.**

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: August 15, 2024

  
Kassie N. Anderson

State of Oregon } ss  
County of Klamath }

On this 15 day of August , 2024, before me, Emily Coe a Notary Public in and for said state, personally appeared Kassie N. Anderson , 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 Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

