



After recording return to:
Hannah Williams
219 Pinney Street
Crescent, OR 97733

Until a change is requested all tax
statements shall be sent to the
following address:
Hannah Williams
219 Pinney Street
Crescent, OR 97733

File No.: 7161-4194618 (lb)
Date: August 15, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Timothy James Matthews, an individual, Grantor, conveys and warrants to **Hannah Williams and Ryan T. Williams, not as tenants in common, but with rights of survivorship**, 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.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$261,600.00**. (Here comply with requirements of ORS 93.030)

APN: 150632

Statutory Warranty Deed
- continued

File No.: 7161-4194618 (lb)

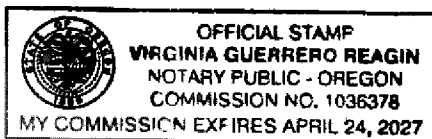
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 August, 2024.

Timothy James Matthews
Timothy James Matthews

STATE OF Oregon)
County of Yamhill)ss.

This instrument was acknowledged before me on this 26th day of August, 2024 by **Timothy James Matthews**.



V. Guerrero Reagin
Notary Public for Oregon
My commission expires: April 24, 2027

APN: **150632**

Statutory Warranty Deed
- continued

File No.: **7161-4194618 (1b)**

EXHIBIT A

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

A portion of Lot 1 in Block 1, Pinney's Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Lot 1, 308.03 feet South 89°21'15" East, from the Southwest corner of said Lot 1; thence North 00°38'45" East 190 feet; thence South 89°21'15" East, 265.74 feet more or less to a point on a 207.78 foot radius curve being the Easterly line of said Lot 1; thence around a 207.78 foot radius curve left, 104.13 feet; thence around a 90.18 foot radius curve right, 141.65 feet; thence North 89°21'15" West, 150.00 feet to the point of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.