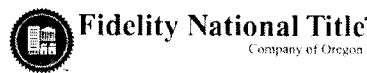


RECORDING REQUESTED BY:



800 Willamette Street, Ste 500
Eugene, OR 97401

GRANTOR'S NAME:

Terry Meadows

GRANTEE'S NAME:

Tristan Tschudin and Victoria Tschudin

AFTER RECORDING RETURN TO:

Order No.: 60222403326-SS

Tristan Tschudin and Victoria Tschudin, as
tenants by the entirety
266 Mar Vista Dr.
Monterey, CA 93940

SEND TAX STATEMENTS TO:

Tristan Tschudin and Victoria Tschudin
266 Mar Vista Dr.
Monterey, CA 93940

APN/Parcel ID(s): 215742
Tax/Map ID(s): 3809-029AD-07600
1734 Johnson Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Terry Meadows, Grantor, conveys and warrants to **Tristan Tschudin and Victoria Tschudin, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 2, Block 25 of Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTY-NINE THOUSAND AND NO/100 DOLLARS (\$79,000.00). (See ORS 93.030).

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

- 8. The 2024-2025 Taxes: A lien not yet due or payable.
- 9. The provisions contained in Deed, Recorded: November 1, 1913, Instrument No.: Volume 41, Page 214.
- 10. Restrictions as shown on the official plat of said Land

2024-007717
Klamath County, Oregon
09/04/2024 09:42:02 AM
Fee: \$87.00

645392AM / FNT60222403326-SS

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/26/24

Terry Meadows
Terry Meadows

State of Oregon
County of Klamath

This instrument was acknowledged before me on 8/26/2024 by Terry Meadows.

Elvina May Contla
Notary Public - State of Oregon

My Commission Expires: 6/23/26

