



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Alexander Ignazio La China
41711 Outpost Rd
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Alexander Ignazio La China
41711 Outpost Rd
Chiloquin, OR 97624

File No.: 7161-4193969 (SA)

Date: August 14, 2024

STATUTORY WARRANTY DEED

Joan Worthy, Grantor, conveys and warrants to **Alexander Ignazio La China**, 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 **\$50,000.00**. (Here comply with requirements of ORS 93.030)

APN: 369773

Statutory Warranty Deed
- continued

File No.: 7161-4193969 (SA)

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.

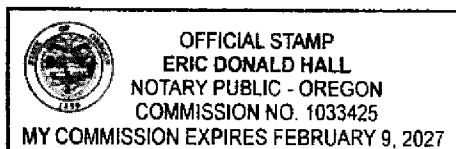
Dated this 6TH day of September, 2024.

Joan Worthy
Joan Worthy

STATE OF Oregon)
County of Klamath) ss.
Clackamas)

This instrument was acknowledged before me on this 6TH day of September, 2024
by **Joan Worthy**.

Eric Donald Hall



Notary Public for Oregon
My commission expires: FEB 9, 2027

APN: **369773**

Statutory Warranty Deed
- continued

File No.: **7161-4193969 (SA)**

EXHIBIT A

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

All that portion of Lot 3, Block 58 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the most Easterly corner of said Lot 3, thence Westerly along the Northerly line of said Lot 3 a distance of 45 feet, thence Southerly at right angles to the North line of said Lot 3 a distance of 119.8 feet to the North line of the U.S. government right of way for irrigation canal, thence Easterly along the North line of said right of way a distance of 49.2 feet. Thence Northerly along the East line of said Lot 3 a distance of 99.8 feet to the Place of Beginning; also the right to the permanent use of a strip of land 35 feet wide joining said lands above conveyed on the Northwestern side and running along the North side of said Government Right of Way to a point where said 35 foot strip widens into Eleventh Street, being a portion of Lots 3 and 4, Block 58 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.