

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

Jill Forney

Any error in this cover sheet DOES NOT affect the transaction(s)  
contained in the instrument itself.

Reference: MTC44231-LW**2024-008126**

Klamath County, Oregon

09/17/2024 09:29:02 AM

Fee: \$97.00

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: Kevin BillingsAddress: 6050 Washburn WayCity, ST Zip: Klamath Falls, OR 97603**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Peter H. Heidrich

Grantor Name: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Barbara J. Billings

Grantee Name: \_\_\_\_\_

**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:**

Name: NO CHANGE

Address: \_\_\_\_\_

City, ST Zip: \_\_\_\_\_

**6. TRUE AND ACTUAL CONSIDERATION –**  
Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:\$ 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A

**\*\*Rerecorded at the request of AmeriTitle, to correct and replace the last mentioned distance in the legal description as "a distance of 3 feet" to "a distance of 75 feet".**  
Previously recorded in Instrument M98, page 12962.

PETER H. HEIDRICH,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
BARBARA J. BILLINGS,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 33,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1400 JOHNSON AVENUE, KLAMATH FALLS, OR 97601

Dated this 8th day of April, 1998

Peter H. Heidrich  
PETER H. HEIDRICH

STATE OF Oregon ss. April 8 19 98  
COUNTY OF Klamath

Personally appeared the above named Peter H. Heidrich

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:  
Lisa Legget-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT44231-LW

Return to:  
BARBARA J. BILLINGS  
1400 JOHNSON AVENUE  
KLAMATH FALLS, OR 97601

State of Oregon  
County of Klamath

I hereby certify that instrument #1998-012962,  
recorded on 1/1/1998, consisting of 2 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Schelle Long, Klamath County Clerk

Date: September 16th, 2024



Daniel Beard  
Daniel Beard

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

Starting at the Northeast corner of Lot 6, in Block 28 of HILLSIDE 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, (said corner being located on the West line of Johnson Street); thence West along the North line of said Lot 6 a distance of 90 feet; thence South and parallel with the East line of said Lot 6 a distance of 75 feet to a point in vacated Donald Street; thence, East and parallel with the South line of said Lot 6 a distance of 90 feet, more or less to the West line of Johnson Street (being also the East line of said Lot 6 extended); thence North along said West line of Johnson Street and the East line of said Lot 6 a distance of 3 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day  
of April A.D., 19 98 at 11:01 o'clock A. M., and duly recorded in Vol. 198  
of Deeds on Page 12962

FEE \$35.00

By Bernetha G. Lojch County Clerk  
Kathleen Ross

12963

EXHIBIT "A"  
LEGAL DESCRIPTION

Starting at the Northeast corner of Lot 6, in Block 28 of HILLSIDE 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, (said corner being located on the West line of Johnson Street); thence West along the North line of said Lot 6 a distance of 90 feet; thence South and parallel with the East line of said Lot 6 a distance of 75 feet to a point in vacated Donald Street; thence, East and parallel with the South line of said Lot 6 a distance of 90 feet, more or less to the West line of Johnson Street (being also the East line of said Lot 6 extended); thence North along said West line of Johnson Street and the East line of said Lot 6 a distance of 8 feet to the point of beginning.

75

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amertitle the 20th day  
of April A.D., 19 98 at 1:01 o'clock A.M., and duly recorded in Vol. M98,  
of Deeds on Page 12962.

FEE \$35.00

By Bernetha G. Latsch, County Clerk  
Kathleen Rose