

**GRANTOR NAME AND ADDRESS:**

**ROBERT L. ANDERSON**  
7235 Hilyard Avenue  
Klamath Falls, Oregon 97603

**GRANTEES NAMES AND ADDRESSES:**

**ROBERT L. ANDERSON**  
**SUE E. ANDERSON**  
7235 Hilyard Avenue  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO:**

NEAL G. BUCHANAN, Attorney  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

GRANTEES  
7235 Hilyard Avenue  
Klamath Falls, Oregon 97603

**2024-008808**

**Klamath County, Oregon**



00334379202400088080030030

10/09/2024 11:42:00 AM

Fee: \$92.00

Returned at Counter

**WARRANTY DEED - STATUTORY FORM**

**ROBERT L. ANDERSON, Grantor**, conveys and warrants to **ROBERT L. ANDERSON and SUE E. ANDERSON, husband and wife, Grantees**, that certain real property in the County of Klamath, State of Oregon, civilly described as 7235 Hilyard Avenue, Klamath Falls, Oregon, and legally described on EXHIBIT "A" attached hereto and incorporated herein by reference as though fully set forth.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 8<sup>th</sup> day of October, 2024.

  
ROBERT L. ANDERSON

STATE OF OREGON, County of Klamath) ss:

Personally appeared **ROBERT L. ANDERSON**, before me on the 8<sup>th</sup> day of October, 2024, and acknowledged the foregoing instrument to be his voluntary act and deed.



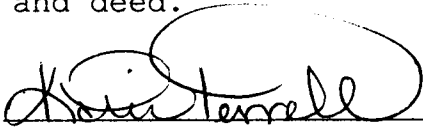
  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-9-27

EXHIBIT "A"

That portion of Lot 4, PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Southwest corner of said Lot 4, the point of beginning; thence North 89 degrees 37' East along the North boundary of Hilyard Avenue 135.88 feet; thence North 0 degrees 48' 30" West, 179.92 feet; thence West 135.88 feet parallel to the first bearing; thence South 179.92 feet parallel to the second bearing to the point of beginning.

CODE 43 MAP 3909-1DD TL 2800