



After recording return to:  
Taylor D. Vaughn  
431 Ewuana Street  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Taylor D. Vaughn  
431 Ewuana Street  
Klamath Falls, OR 97601

File No.: 7161-4203021 (SA)  
Date: September 12, 2024

THIS SPACE RESERVED FOR RE

2024-009051

Klamath County, Oregon

10/17/2024 11:44:01 AM

Fee: \$92.00

### STATUTORY WARRANTY DEED

**Niels L. Bredahl and Arlea Rae Gibson, Trustees of the Niels Bredahl & Arlea Gibson Trust, dated January 23, 2020**, Grantor, conveys and warrants to **Taylor Dixon Vaughn**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**Lots 3 and 4 in Block 12; Lot 4 in Block 13; and Lots 1 and 2 in Block 13 of EWAUNA HEIGHTS 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. Except that portion of said Lot 2 conveyed to the State of Oregon, by and through its State Highway Commission, by Bargain and Sale Deed dated February 29, 1956, recorded March 6, 1956 in Volume 281 Page 320 Deed records of Klamath County, Oregon.**

**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.

The true consideration for this conveyance is **\$353,725.00**. (Here comply with requirements of ORS 93.030)

APN: **474873**

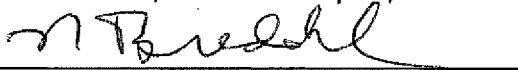
Statutory Warranty Deed  
- continued

File No.: **7161-4203021 (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 16<sup>th</sup> day of October, 2024.

Niels L. Bredahl and Arlea Rae Gibson,  
Trustees of the Niels Bredahl & Arlea  
Gibson Trust, dated January 23, 2020



Niels L. Bredahl, Trustee

APN: 474873

Statutory Warranty Deed  
- continued

File No.: 7161-4203021 (SA)

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

This instrument was acknowledged before me on this *16<sup>th</sup>* day of *October*, 20 *24*  
by Niels L. Bredahl as Trustee of the Niels Bredahl & Arlea Gibson Trust,  
dated January 23, 2020, on behalf of the Trust.

*Denise Adlard*

Notary Public for Oregon  
My commission expires:

*09/13/27*

