



2024-009530
Klamath County, Oregon
10/31/2024 03:15:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ivy June Riddle

PO Box 554

Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:

Ivy June Riddle

PO Box 554

Chiloquin, OR 97624

File No. 652373AM

STATUTORY WARRANTY DEED

Veronica Serna,

Grantor(s), hereby convey and warrant to

Ivy June Riddle,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A portion of Lots 5 and 6, Block 72, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Block 72, BUENA VISTA ADDITION, which point is also the Northeasterly corner of Lot 6 of said Block, and running thence South 37°09' West, along the Westerly line of Harriman Avenue 92.0 feet to the corner common to Lots 5 and 6; thence continuing South 37°09' West, along said Westerly line of Harriman Avenue 50 feet to the most Southerly corner of Lot 5; thence at right angles North 52°51' West a distance of 60 feet to a point on the lines between Lots 4 and 5 of said Block 72; thence North 13°51' East a distance of 54.4 feet to a point on the line between Lots 5 and 6; thence South 52°51' East along said line between Lots 5 and 6 a distance of 41.9 feet to a point; thence at right angles North 37°09' East a distance of 62.0 feet to a point on the Southerly line of Prescott Street; thence following said Southerly line of Prescott Street North 89°31' East a distance of 50.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$259,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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: October 28, 2024



Veronica Serna

State of Oregon } ss
County of Klamath }

On this 31 day of October, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Veronica Serna, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/7/26

