

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE F

2024-010623

Klamath County, Oregon



00336534202400106230030036

12/09/2024 11:49:46 AM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

scott A. Riendeau
225 Grant St
Klamath St 97601
Grantor's Name and Address

scott A. Riendeau
Maria D. Riendeau
225 Grant St. 97601
Grantee's Name and Address

After recording, return to (Name and Address):

225 Grant St
Klamath Falls 97601
Same as above

Until requested otherwise, send all tax statements to (Name and Address):

Same as above
225 Grant St
Klamath Falls 97601

WARRANTY DEED

scott A. Riendeau.
("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to scott A. Riendeau.
Maria D. Riendeau.
("grantee"), all of that certain real property,
with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as
follows (legal description of property; description space continued on reverse):

See attached exhibit A.

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)

Returned at Counter

Exhibit A

PARCEL 1

The Northeastern 13 feet of Lot 8 and the Southwestern 27 feet of Lot 9 in Block 27 as shown on the map entitled "FIRST 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.

Beginning at a point on the Northern line of Grant Street said point being the Southern corner of said Lot 8, running thence North 38 degrees 45' East along said Northern line of Grant Street 40 feet to the true point of beginning of this description; thence continuing along said Northern line of Grant Street North 38 degrees 45' East 40 feet; thence leaving said Northern line of Grant Street and at right angles thereto North 51 degrees 15' West 110 feet to a point on the Southern line of a 20 foot dedicated alley as shown on said map; thence along said Southern line South 38 degrees 45' West 40 feet to a point; thence leaving said line and at right angles thereto South 51 degrees 15' East 110 feet to said true point of beginning of this description.

PARCEL 2

The Westerly 9 feet of the Easterly 26 feet of Lot 9, Block 27 of FIRST 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.

State of Oregon, County of Klamath
Recorded 03/05/01, at 3:59 p.m.
In Vol. M01 Page 8881
Linda Smith.
County Clerk Fee \$ 26



225 Grant St
 Klamath Falls OR.
 97601

And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

225 Grant St
 Klamath Falls OR 97601

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

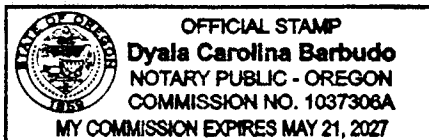
Grantor has executed this instrument on 12-09-24 : any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Scott R. Riendeau
Marie Riendeau

STATE OF OREGON, County of Klamath
 This record was acknowledged before me on 12/9/2024
 by Scott A. Riendeau

This record was acknowledged before me on 12/9/2024
 by Marie D. Riendeau
 as _____
 of _____



Notary Public for Oregon
 My commission expires

05/21/2027