



2025-000521
Klamath County, Oregon
01/24/2025 01:32:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mary Ann Allen

Peter Lyons and Raeanna Lyons

736 Doty St.

Klamath Falls, OR 97601

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

Mary Ann Allen

Peter Lyons and Raeanna Lyons

736 Doty St.

Klamath Falls, OR 97601

File No. 662420AM

STATUTORY WARRANTY DEED

Russell Eisenberg and Kellie Cherie Eisenberg, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Peter Lyons and Raeanna Lyons, as Tenants by the Entirety, and Mary Ann Allen, all with the Right of Survivorship,

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 1 and 2 in Block 7, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northerly corner of Lot 1, Block 7 of First Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of Eighth Street 55 feet; thence Southwesterly at right angles to Eighth Street, 70 feet; thence Northwesterly, parallel with Eighth Street, 55 feet; thence Northeasterly along the Southeasterly line of Doty Street 70 feet to the point of beginning.

The true and actual consideration for this conveyance is \$340,000.00.

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: ^{JAGB} ~~January 23, 2025~~ 01/24/2025
~~XXXXXXXXXX~~

Russell Eisenberg

Russell Eisenberg

Kellie Cherie Eisenberg

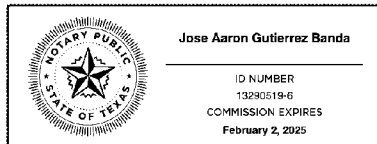
Kellie Cherie Eisenberg

State of Texas

County of El Paso

On this 24th day of January 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Russell Eisenberg and Kellie Cherie Eisenberg**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.



[Signature]

Jose Aaron Gutierrez Banda

Notary Public for the State of Texas

Residing at: El Paso

Commission Expires: 02/02/2025

Russell Eisenberg and Kellie Cherie Eisenberg provided state-issued driver's licenses.

Electronically signed and notarized online using the Proof platform.