



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kyra Letzring

1775 Calhoun St.

Klamath Falls, OR 97601

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

Kyra Letzring

1775 Calhoun St.

Klamath Falls, OR 97601

File No. 662974AM

STATUTORY WARRANTY DEED

Del Rio Rentals LLC, an Arizona limited liability company ,

Grantor(s), hereby convey and warrant to

Kyra Letzring,

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 Lot 3, Block 44, NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Easterly corner of Lot 3 in Block 44, NICHOLS ADDITION to the City of Klamath Falls, Oregon, said beginning point being on the Northerly line of High Street; thence Northwesterly along the Easterly line of said Lot 3, 117 feet to a point, thence continuing Northerly along said Easterly line a distance of 6 feet to the Northeasterly corner of the property described in Deed Book 229 at page 206, thence Southwesterly and parallel to the Northerly line of Lot 3 a distance of 51 feet to a point; thence Southerly 6 feet to a point on the Northerly line of the property described in Deed Book 176 at page 281; thence Westerly parallel to the Northerly line of Lot 3 a distance of four feet to the Northwest corner of the property described in said Deed Book 176 at page 281; thence Southerly parallel to and 10 feet Easterly from the Westerly line of Lot 3 to the Northerly line of High Street; thence along the Northerly line of High Street to the place of beginning.

The true and actual consideration for this conveyance is \$303,700.00.

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: February 3, 2025

Del Rio Rentals LLC, an Arizona limited liability company

By: Mona J. Treadway

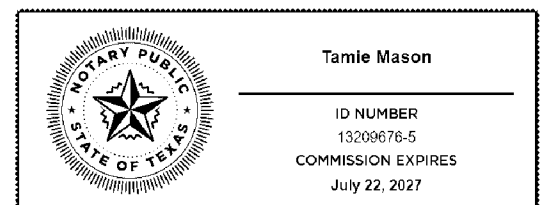
Mona Jean Treadway, also known as Mona J. Treadway, Trustee of the Treadway-White Revocable Trust, created by agreement dated January 29, 2024, Member

State of Texas } ss
County of Brazoria }

On this 4th day of February TM~~January~~, 2025, before me, Tamie Mason a Notary Public in and for said state, personally appeared Mona Jean Treadway also known as Mona J. Treadway, Trustee, known or identified to me to be the Managing Member in the Limited Liability Company known as Del Rio Rentals LLC, an Arizona limited liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Tamie Mason
Notary Public for the State of Texas
Residing at: Brazoria
Commission Expires: 07/22/2027



Electronically signed and notarized online using the Proof platform.