Fee: \$87.00



After recording return to: Andres Miranda 6019 Shasta Way Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Andres Miranda 6019 Shasta Way Klamath Falls, OR 97603

File No.: 7161-4236192 (SA) Date: January 24, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Theodore Lloyd Pitt and Mandie Kristin Pitt, as tenants by the entirety, Grantor, conveys and warrants to **Andres Miranda**, 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:

The East 75 feet of Lot 1, Block 2, SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the clerk 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 **\$246,000.00**. (Here comply with requirements of ORS 93.030)

APN: **452156**

File No.: **7161-4236192 (SA)**

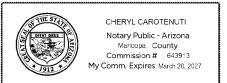
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 20th day of February	, 20 <u>25</u> .
Theodore Cloyd Pitt	Mandie Kristin Pitt
Theodore Lloyd Pitt	Mandie Kristin Pitt

STATE OF XOXREGORX Arizona C.)ss.

County of Maricopa)

This instrument was acknowledged before me on this 20th day of February , 20^{25} by **Theodore Lloyd Pitt and Mandie Kristin Pitt**.



Notary Public for Cheryl Carotenuti My commission expires: 03/20/2027

Notarized remotely online using communication technology via Proof.