



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)

