Klamath County, Oregon

02/27/2025 02:38:01 PM

Fee: \$92.00



After recording return to: Pasos Management, LLC 29441 Easy Street Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Pasos Management, LLC 29441 Easy Street Klamath Falls, OR 97601

File No.: 7161-4239767 (SA)
Date: February 25, 2025

THIS SPACE R	ESERVED FOR	RECORDER'S USE	

## STATUTORY WARRANTY DEED

**Steven D. Lowell**, Grantor, conveys and warrants to **Pasos Management**, **LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

## 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 **\$50,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 25th

File No.: **7161-4239767 (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.

. 20 25 .

Steven & Sowell	<del></del>
Steven D. Lowell	<del></del>
STATE OF Arizona _ ) ss.	
County of Maricopa _ )	
This instrument was acknowledged before by <b>Steven D. Lowell</b> .	ore me on this 25th day of February , 20 25
MARSHALL RAY  Notary Public - Arizona  Maricopa County  Commission # 659538  My Comm. Expires November 28, 2027	Notary Public for Arizona My commission expires: 11/28/2027

Notarized remotely online using communication technology via Proof.

day of February

APN: **416080** 

## **EXHIBIT A**

File No.: **7161-4239767 (SA)** 

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southwesterly line of East Main Street at a point distant 15 feet Southeasterly from the most Northerly corner of Lot 28 in Block 14 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and running thence in a Southwesterly direction to a point in the South line of Lot 29 in said Block 14, distant 14 feet West from the Southeast corner thereof; thence continuing on said line to the intersection with a line running East and West, parallel with and 16 feet South of the North line of Lot 26 in said Block 14; thence West on the last said line to the East line of Richmond Street; thence South 17 feet along the East line of Richmond Street; to a point 8 feet South of the Northwest corner of Lot 25; thence East on a line parallel to the North line of Lot 25 in said Block 14, a distance of 79.68 feet; thence Northeasterly on a line that is at right angles to East Main Street, 92.75 feet to a point in the Southwesterly line of East Main Street, which point is 69 feet Southeasterly from the most Northerly corner of Lot 28; thence Northwesterly on the East line 54 feet to the Point of Beginning.

Note: This legal description was created prior to January 1, 2008.