



After recording return to:
Joy Augustin-Westberg
9330 St Andrews Cir
Klamath Falls, OR 97603-9400

Until a change is requested all tax
statements shall be sent to the
following address:
Joy Augustin-Westberg
9330 St Andrews Cir
Klamath Falls, OR 97603-9400

File No.: 7161-4242982 (lb)
Date: February 19, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donna McGarrity, Grantor, conveys and warrants to **Joy Augustin-Westberg**, 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 **\$839,000.00**. (Here comply with requirements of ORS 93.030)

APN: **888732**

Statutory Warranty Deed
- continued

File No.: **7161-4242982 (lb)**

EXHIBIT A

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

PARCEL I:

Parcel 2 of LAND PARTITION 23-19, being a replat of Lot 15 of TRACT 1396-THIRD ADDITION TO NORTH RIDGE ESTATES in the NE1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and duly recorded on February 10, 2020 in instrument No. 2020- 001618, Klamath County Records.

PARCEL II:

Lot 14, TRACT 1396-THIRD ADDITION TO NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.