



2025-001822
Klamath County, Oregon
03/14/2025 08:42:01 AM
Fee: \$92.00

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. 665201AM

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$312,000.00.

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:

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: March 11th, 2025

Del Rio Rentals LLC, an Arizona Limited Liability Company

By: Mona J Treadway, Trustee

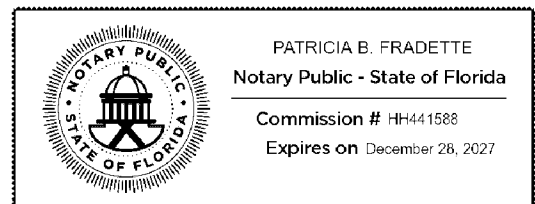
Mona J. Treadway, Trustee of the Treadway-White Revocable Trust, created by agreement dated January 29, 2024, Member

State of Florida } ss
County of Manatee }

On this 11th day of March, 2025, before me, March 2025, a Notary Public in and for said state, personally appeared Mona J. Treadway known or identified to me to be the Trustee of the Treadway-White Revocable Trust, created by agreement dated January 29, 2024, as Member in the Limited Liability Company known as Del Rio Rentals LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name. DRIVER LICENSE

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

Patricia B. Fradette Patricia B. Fradette
Notary Public for the State of Florida
Residing at: 12/28/2027
Commission Expires: 12/28/2027



Notarized remotely online using communication technology via Proof.

EXHIBIT 'A'

A portion of Block 44 of "Nichols Addition to the City of Klamath Falls", formerly "Linkville, Oregon", more particularly described as follows:

Beginning on the Southerly line of said Block 44, at a point thereon and distant 40 feet from the intersection of the Southerly line of said block and the Westerly right of way line of Tenth Street; thence Northwesterly, along the Westerly line of that property described in Book 48 at page 190 of the Klamath County Deed Records, to the Northwesterly corner thereof; thence Northeasterly, along the Northerly line of said Book 48 page 190, 45.0 feet to the Westerly right of way line of Tenth Street and the Southeasterly corner of that tract of land described in Deed Volume M05 at page 71780 of the Klamath County Deed Records; thence, along the Southerly and Westerly lines of said Deed Volume M05 page 71780, South 52° 22' 51" West 71.96 feet and North 51° 02' 13" West 30.8 feet, more or less, to its intersection with the Southerly line of that tract of land described in Deed Volume M05 at page 16103 of the Klamath County Deed Records; thence South 52° 35' 16" West, along the Southerly line of said Deed Volume M05 page 16103, 8.2 feet, more or less, to its intersection with a line drawn parallel with and 155.76 feet distant, Easterly of the Easterly right of way line of Ninth Street; thence North 51° 02' 13" West, parallel with and 155.76 feet distant, Easterly of the Easterly right of way line of Ninth Street, 3.1 feet, more or less, to its intersection with the Northerly line of that property described in Book 7 at page 204 of the Klamath County Deed Records; thence South 38° 57' 47" West, along the Northerly line of said Book 7 page 204, 25.8 feet, more or less, to its intersection Westerly line of Lot 2, Block 44; thence South 51° 02' 13" East, along the Westerly line of said Lot 2 and being parallel to Ninth Street, 132.8 feet, more or less, to the Southerly line of said Block 44; thence Easterly, along the Southerly line of said Block 44, 42.0 feet, more or less, to the point of beginning, with bearing based on Record of Survey 2210 on file at the office of the Klamath County Surveyor.