Klamath County, Oregon

03/24/2025 09:35:01 AM

Fee: \$92.00



After recording return to: Clarence H. Teall, III and Janna J. Townsend 1775 Washburn Way, #32 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Clarence H. Teall, III and Janna J. Townsend
1775 Washburn Way, #32
Klamath Falls, OR 97603

File No.: 7161-4247517 (JC) Date: March 05, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Luke Z. Mathis and Leslie A. Mathis, as tenants by the entirety, Grantor, conveys and warrants to **Clarence H. Teall, III and Janna J. Townsend, as tenants by the entirety**, 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 **\$59,000.00**. (Here comply with requirements of ORS 93.030)

APN: **587056**

Statutory Warranty Deed - continued

File No.: **7161-4247517 (JC)**

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 ACOUIRING 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 INOUIRE 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 21st day of	March	, 20 <u>25</u> .	
Luke Z. Mathis		Leslie A. Ma	this
Luke Z. Mathis		Leslie A. Mathis	
STATE OF Florida))ss.		
County of Orange)55.		
This instrument was acknowl	_	n this 21st day of Ma	rch , 20 <u>25</u>
by Luke Z. Mathis and Les	sile A. Mathis.		
CLAUDIA HELEN		dia Helena	aria
Commission # H Expires on Dece	IH 208539 Notany [Public for Florida	0
OF FLORING	· · ·	mission expires: 12/15/2025	

Notarized remotely online using communication technology via Proof.

APN: **587056**

EXHIBIT A

File No.: **7161-4247517 (JC)**

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

A parcel of land situated in the SW1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2" square iron pin marking the Southwest corner of FALCON HEIGHTS SCHOOL property and the Easterly right of way line of Washburn Way, from which the Southwest corner of said Section 34 bears the following two bearings and distances: South 39°54'58" West 30.00 feet South 00°10'55" East 1480.55 feet more or less; thence from said Point of Beginning North 89°54'58" East 290.00 feet to a 5/8" iron pin; thence south 00°10'55" East 150.21 feet to a 5/8" iron pin; thence South 89°54'58" West 290.00 feet to a 5/8" iron pin on the Easterly right of way line of said Washburn Way; thence North 00°10'55" West along the easterly right of way of said Washburn Way 150.21 feet to the Point of Beginning.

NOTE: This Legal Description was created prior to January 01, 2008.