



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)**

EXHIBIT A

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.