



After recording return to:
Elizabeth Eagleton
12411 Anderson Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Elizabeth Eagleton
12411 Anderson Rd
Klamath Falls, OR 97603

File No.: 7161-4236721 (SA)
Date: March 26, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mary Lou Terranova, Trustee, Terranova Family 2005 Trust U/T/A November 12, 2005, Subtrust "B", Grantor, conveys and warrants to **Elizabeth Eagleton, a married woman**, 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 **\$450,000.00**. (Here comply with requirements of ORS 93.030)

APN: **100036**

Statutory Warranty Deed
- continued

File No.: **7161-4236721 (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.

Dated this 26th day of March, 2025.

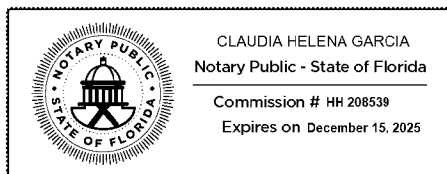
Mary Lou Terranova, Trustee, Terranova Family 2005 Trust U/T/A November 12, 2005, Subtrust "B"

Mary Lou Terranova

Mary Lou Terranova, Trustee

STATE OF Florida)
)ss.
County of Orange)

This instrument was acknowledged before me on this 26th day of March, 2025 by Mary Lou Terranova as Trustee of Terranova Family 2005 Trust U/T/A November 12, 2005, Subtrust "B", on behalf of the Trust.



Claudia Helena Garcia

Notary Public for Florida

My commission expires: 12/15/2025

Notarized remotely online using communication technology via Proof.

APN: **100036**

Statutory Warranty Deed
- continued

File No.: **7161-4236721 (SA)**

EXHIBIT A

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

The Southwest quarter of the Southwest quarter of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, except a five acre tract in the Southeast corner of the Southwest quarter of the Southwest quarter described as follows: beginning at the Southeast corner of the Southwest quarter of the Southwest quarter; thence North 470 feet; thence West 470 feet; thence South 470 feet; thence East 470 feet to the Point of Beginning, as described in Deed Volume 112, Page 196, records of Klamath County, Oregon.

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