

2025-002964  
Klamath County, Oregon  
04/22/2025 11:59:01 AM  
Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kylie J. Wallace  
3702 Summers Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Kylie J. Wallace  
3702 Summers Lane  
Klamath Falls, OR 97603  
File No. 672740AM

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**STATUTORY WARRANTY DEED**

**Joseph Franklin Long,**

Grantor(s), hereby convey and warrant to

**Kylie J. Wallace,**

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:

**That portion of Lots 30 and 31 in Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, described as follows:**

**Beginning at the most Northerly corner of Lot 30, Block 18, INDUSTRIAL ADDITION, being at the intersection of Oak and Martin Streets, and running thence in a Southwesterly direction along the Southeasterly line of Oak Street 38.4 feet, thence in a Southeasterly direction parallel with Martin Street 56 to the Southeasterly line of Lot 31 in said Block 18; thence in a Northeasterly direction parallel with Oak Street 38.4 feet to the Southwesterly line of Martin Street; thence Northwesterly along the Southwesterly line of Martin Street 56 feet to the place of beginning.**

**The true and actual consideration for this conveyance is \$155,000.00.**

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: April 18, 2025

Joseph Franklin Long

State of Oregon } ss  
County of Klamath }

On this 18 day of April, 2025, before me, Heather Anne Sciurba, a Notary Public in and for said state, personally appeared Joseph Franklin Long, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon

Residing at: Grants Pass OR

Commission Expires: Nov. 21 2025

