

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Sarah L. Miller and Orlando A. Cortez

GRANTEE'S NAME:

Anthony D. Mahoney

AFTER RECORDING RETURN TO:

Order No.: 470325092826-EV

Anthony D. Mahoney

4611 Frieda Ave.

Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Anthony D. Mahoney

4611 Frieda Avenue

Klamath Falls, OR 97603-3830

APN/Parcel ID(s): 448689

Tax/Map ID(s): 3809-035Cd

R-3809-035Cd-01500-000

4611 Frieda Avenue, Klamath Falls, OR

97603-3830

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sarah L. Miller and Orlando A. Cortez, as tenants by the entirety, Grantor, conveys and warrants to **Anthony D. Mahoney**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THIRTY-THREE THOUSAND AND NO/100 DOLLARS **(\$333,000.00)**. (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

2025-003074

Klamath County, Oregon

04/25/2025 12:56:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/25/25

Sarah L. Miller
Sarah L. Miller

Orlando A. Cortez
Orlando A. Cortez

State of Oregon

County of Jackson

This instrument was acknowledged before me on 4/25/25 by Sarah L. Miller and Orlando A. Cortez.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10/05/2027

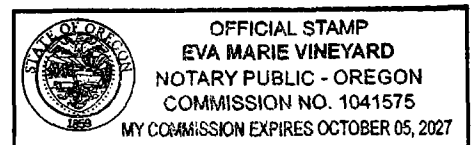


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 79 and the West 48 feet of Lot 80, Lewis Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.