



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Jessica Couch  
11719 SE Boise ST  
Portland OR 97266

Until a change is requested all tax statements shall be sent to the following address:  
Jessica Couch  
1129 Patterson ST  
Klamath Falls OR 97603  
File No. 1000591

STATUTORY WARRANTY DEED

Sharon L. Snow, Grantor(s), hereby convey and warrant to

Jessica Couch ,

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:

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

A tract of land in the NE1/4 SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East boundary of Patterson Street, said point being North 89°55' East a distance of 1345.2 feet and North 0°16' West a distance of 1787.0 feet from the Southwest corner of said Section 36; thence North 89°39 1/2' East a distance of 125.0 feet; thence North 0°16' West parallel with Patterson Street a distance of 100.0 feet; thence South 89°39 1/2' West a distance of 125.0 feet to the East boundary of Patterson Street; thence South 0°16' East along the East boundary of Patterson Street a distance of 100.0 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$264,000.00.  
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: 5/27/2025

Sharon L. Snow  
Sharon L. Snow

State of Oregon } ss  
County of Klamath }

On this 27th day of May, 2025, before me, Emily Jean Coe , a Notary Public in and for said state, personally appeared Sharon L. Snow , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Emily Jean Coe  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

