



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005482

Klamath County, Oregon

07/02/2025 09:40:01 AM

Fee: \$92.00

After recording return to:

Laurel Thorsell and Jacob Marshall

6719 Cottage Ave.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be

sent to the following address:

Laurel Thorsell and Jacob Marshall

6719 Cottage Ave.

Klamath Falls, OR 97603

File No. 1003508

STATUTORY WARRANTY DEED

Kevin A. Conroy and Denise M. Conroy, as Trustees of the Kevin and Denise Conroy Joint Revocable Living Trust, Grantor(s), hereby convey and warrant to

Laurel Thorsell and Jacob Marshall, with right of survivorship ,

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:

PARCEL 1

Lot 10 in Block 3 of TRACT NO. 1103, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 11, Block 3 of TRACT 1103, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Lot 11 described as follows: Beginning at a 1/2" iron rod at the Northeast corner of Lot 12, thence North 63 degrees 36' 24" East 54.26 feet to the angle point in the North line of Lot 11, thence South 10 degrees 49' 54" East, 137.75 feet to a 5/8" iron rod on the right of way line of Cottage avenue, thence 41.08 feet along the arc of a 230 foot radius curve to the left, the chord of which bears South 79 degrees 26' 38" West to a 1/2 inch iron rod at the Southeast corner of Lot 12, thence North 16 degrees 03' 34" West 123.51 feet to the point of beginning.

The true and actual consideration for this conveyance is \$423,000.00.

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:

Real property taxes due, if any, but not yet payable

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: 7/1/25

Kevin and Denise Conroy Joint Revocable Living Trust

By: [Signature]
Kevin A. Conroy, Trustee

By: Denise M Conroy
Denise M. Conroy, Trustee

State of Oregon} ss.
County of Klamath}

On this 1st day of July, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Kevin A. Conroy and Denise M. Conroy known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Kevin and Denise Conroy Joint Revocable Living Trust and acknowledged that he/she/they executed the same as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

