



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005704

Klamath County, Oregon

07/03/2025 11:53:01 AM

Fee: \$92.00

After recording return to:

Logan Robert Koehler and Hillary Anne
Koehler

800 Duffy Ave.

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

Logan Robert Koehler and Hillary Anne
Koehler

800 Duffy Ave.

Klamath Falls, OR 97601

File No. 1002558

STATUTORY WARRANTY DEED

Martin Meinig and Arielle Metz, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Logan Robert Koehler and Hillary Anne Koehler, as tenants by the entirety ,

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:

All of Blocks 51, 52, 53, 54, 55, 56, 57, 58, 59 and 60 of vacated East Klamath Falls Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, which was vacated by Order of Vacation recorded March 9, 1955 in Volume 272, Page 590, Deed Records of Klamath County.

Together with those streets and/or alleys vacated by Order of Vacation recorded March 9, 1955 in Volume 272, Page 590, Deed Records of Klamath County which inured thereto.

The true and actual consideration for this conveyance is \$355,000.00.

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: 6-30-2025

[Signature]
Martin Meinig

[Signature]
Arielle Metz

State of Oregon } ss
County of Klamath }

On this 30 day of June, 2025, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Martin Meinig and Arielle Metz, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 9/27/2025

