



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Debbie J. Cordeiro
P.O. Box 552
Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:
Debbie J. Cordeiro
P.O. Box 552
Chiloquin, OR 97624
File No. 1003760

"Re recorded at the request of AmeriTitle to correct the scrivener error in the legal description. Previously recorded in 2025-004797."

STATUTORY WARRANTY DEED

Karen L. Cutts, Grantor(s), hereby convey and warrant to

Debbie J. Cordeiro ,

Grantee(s), the following described real property in 'he County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point located by the following two courses, North 59° 30' West, 116.3 feet and South 47° 21' West, 53 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the townsite of West Chiloquin, Oregon; thence continuing South 47° 21' West 150 feet; thence North 42° 39' West 200 feet, more or less, to the Southeasterly line of a County Road; thence North 47° 21' East along said Road, 50.00 feet; thence South 42° 39' East along the Northeasterly line of Lot 98, 118.30 feet; thence North 47° 21' East, 100.00 feet, to the Northeasterly line of Lot 96; thence South 42° 39' East, along said lot line, 81.70 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within Parcel 2 of Land Partition 50-04, replat of Lots 96 and 97 of Spinks unrecorded subdivision situated in NE1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$35,000.00.
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: 6-25-2025

Karen L. Cutts
Karen L. Cutts

State of Oregon } ss
County of Klamath }

On this 20 day of June , 2025, before me, Emily Jean Coe , a Notary Public in and for said state, personally appeared Karen L. Cutts , 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027

