

2025-006056

Klamath County, Oregon

07/15/2025 11:03:01 AM

Fee: \$97.00

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF25848146

Send Tax Notices to:
Martha Ahl and Sage Clementine
710 RIVERSIDE DRIVE
KLAMATH FALLS, OR 97601

WARRANTY DEED

THIS DEED executed this 8th day of July, 2025, for consideration in the amount of Ten and 00/100 Dollars (\$10.00), receipt of which is hereby acknowledged, I (we) **Martha Ahl**, hereby conveys and warrants to **Martha Ahl and Sage Clementine**, as tenants in common with rights of survivorship the following described real property in KLAMATH County, State of Oregon, free of encumbrances except as specifically set forth herein, to wit:

A parcel of land situate in NE1/4 NW1/4 of Section 5, Township 39 south, Range 9 East of The Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point that is South 89°27' East 158.46 feet from the Northwest corner of Lot 7, Block 23 of Hillcrest Addition; thence continuing South 89°27' East a distance of 200.00 feet to the Westerly line of Highway 97 (also known as Riverside Drive); thence South 12°15'00" East 166.33 feet to the Northeast corner of that tract as described in Book M75 at page 630, Microfilm Records; thence South 86°14'38" West 94.82 feet; thence South 11°24'22" East 44.00 feet; thence South 29°07'51" East 107.39 feet; thence North 47°29'24" West 60.54 feet; thence North 89°27' West 7.40 feet to the Easterly line of Rogers Street; thence North 34°37'00" West 235.53 feet; thence North 12°15'00" West 74.50 feet to the point of beginning.

Being the same property conveyed to Martha Ahl. by Statutory Warranty Deed from Wendy A. Savage., dated October 24, 2023, recorded on October 25, 2023 as Instrument 2023-009199.

APN: 531614

Property Address: 710 RIVERSIDE DRIVE, KLAMATH FALLS, OR 97601

The true and actual consideration for this conveyance is: \$ 10.00

This instrument was prepared without the benefit of a title examination.

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

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 the hands and seal of said Grantors this 8th day of July 2025.

Martha Ahl
Martha Ahl

STATE OF OR

COUNTY OF Klamath SS Notary Public

I, Vivian Michelle Garcia, hereby certify that Martha Ahl whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this

8th day of July, A.D., 20 25.

(Seal)

[Signature]
Notary Public

This Instrument Prepared By:
THOMAS ALLGOOD OR Bar No. 226788
o/b/o BC LAW FIRM, P.A.
1521 CONCORD PIKE SUITE 301
WILMINGTON, DE 19803

