

2025-006732

Klamath County, Oregon

08/01/2025 02:19:01 PM

Fee: \$97.00



After recording return to:
Shoshannah L. Simpson and Monte
Simpson
2452 Eberlein Avenue
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Shoshannah L. Simpson and Monte
Simpson
2452 Eberlein Avenue
Klamath Falls, OR 97601

File No.: 7161-4282826 (SA)
Date: June 20, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Purple Triangle, LLC, Grantor, conveys and warrants to **Shoshannah L. Simpson and Monte Simpson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 8 IN BLOCK 305 OF DARROW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$225,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R633470**

Statutory Warranty Deed
- continued

File No.: **7161-4282826 (SA)**

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 this 29th day of 07, 2025.

Purple Triangle, LLC, an Oregon limited
liability company

By: Anna Swartz-Lopez
Name: Anna Joy Swartz-Lopez
Title: Member

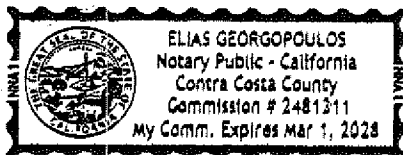
By: Francisco Antonio Lopez Linares #11
Linares
Title: Member


APN: R633470

Statutory Warranty Deed
- continuedFile No.: **7161-4282826 (SA)**

STATE OF ~~Oregon~~ ^{EG} CALIFORNIA))
County of ~~Klamath~~ ^{EG} CONTRA COSTA) ss.

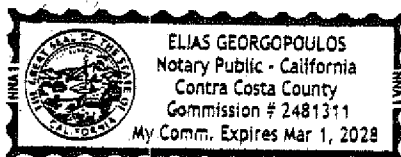
This instrument was acknowledged before me on this 29th day of 07, 2025
by Anna Joy Swartz-Lopez as Member of Purple Triangle, LLC, on behalf of the limited liability
company.




 - ELIAS GEORGIOPOULOS
 EG
 Notary Public for ~~Oregon~~ CALIFORNIA
 My commission expires: 03-01-2028

STATE OF ~~OREGON~~ ^{CA} CALIFORNIA)
County of ~~Klamath~~ ^{CONTRA COSTA})SS.

This instrument was acknowledged before me on this 29th day of 07, 2025
by Francisco Antonio Lopez Linares as Member of Purple Triangle, LLC, on behalf of the limited
liability company.



 ELIAJ GEORGOPOULOS
 Notary Public for ^{CA}~~Oregon~~ CALIFORNIA
 My commission expires: 03-01-2028