



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006825

Klamath County, Oregon

08/05/2025 11:57:01 AM

Fee: \$92.00

After recording return to:

Ayden Thomas Carroll

1844 Melrose St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Ayden Thomas Carroll

1844 Melrose St.

Klamath Falls, OR 97601

File No. 1011845

## STATUTORY WARRANTY DEED

**Jeremy N. Way and Katie Way, as Tenants by the Entirety** , Grantor(s), hereby convey and warrant to

**Ayden Thomas Carroll** ,

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 11, Block 5, Tract No. 1091, LYNNEWOOD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

### PARCEL 2:

**A tract of land situated in the Southeast quarter of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a brass nail and tag stamped CKF and set in the top of curb on the Northwest property corner of Lot 11, Block 5 as shown on Tract No. 1091 Lynnewood, Klamath Falls, Oregon; thence South 36°22'13" West, along the Westerly line of said Lot, 117.55 feet to a 5/8 inch rebar with an aluminum cap stamped City of Klamath Falls at the Southwest corner of said Lot 11; thence North 58°29'28" West, as shown on Record of Survey 5039 filed in the Klamath County Surveyors Office, 72.35 feet to a 5/8 inch rebar; thence South 66°52'22" West, as shown on said Record of Survey, 79.06 feet to a 5/8 inch rebar; thence North 30°36'14" West, as shown on Record of Survey 1838 filed in the Klamath County Surveyors Office, to the Southeast line of Lot 11, Block 6 as shown on Tract 1140 Lynnewood First Addition, Klamath Falls, Oregon; thence North 74°42'40" East, along the Southerly boundary line of said Tract 1140, to the Southwesterly right of way line of Ponderosa Drive and the beginning of a curve concave to the Northeast; thence Southeasterly, along said Southwesterly right of way line, on the arc of said curve 105.89 feet having radius of 50.00 feet (central angle of said curve = 121 degrees 20'19"), as shown on said Tract 1140, to the beginning of a reverse curve concave to the South; thence Easterly, continuing along said right of way line, on the arc of said reverse curve 47.84 feet having a radius of 50.00 feet (central angle of said curve = 54°49'13"), as shown on said Tract 1140, to the beginning of a compound curve concave to the Southwest; thence Southeasterly, continuing along said right of way line, on the arc of said compound curve 33.37 feet having a radius of 155.00 feet (central angle of said curve = 12°22'00") as shown on said Tract 1140, to a brass nail and tag stamped City of Klamath Falls and set in the top of curb on the Southwesterly right of way line of Ponderosa Drive; thence South 53°38'55" East along said right of way line, 45.50 feet to the point of beginning.**

**The true and actual consideration for this conveyance is \$55,000.00.**

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: 8-1-25

Jeremy N. Way

Katie Way

State of Oregon } ss  
County of Klamath }

On this 4 day of August, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Jeremy N. Way and Katie Way, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26

