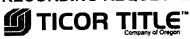
RECORDING REQUESTED BY:



3103 Signature Court, Ste 103 Medford, OR 97504

GRANTOR'S NAME:

Cherylea K Sandberg

GRANTEE'S NAME:

Cody J Anderson and Taylor M Anderson

AFTER RECORDING RETURN TO:

Order No.: 470325094306-MR

Trudy Lycett AmeriTitle 300 Klamath Ave

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Cody J Anderson and Taylor M Anderson 335 Hawthorne St Klamath Falls, OR 97601

APN/Parcel ID(s): 877873

335 Hawthorne St, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2025-007018

08/11/2025 02:53:01 PM

Fee: \$92.00

Klamath County, Oregon

STATUTORY WARRANTY DEED

Cherylea K Sandberg, Grantor, conveys and warrants to Cody J Anderson and Taylor M Anderson, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 8 and the Easterly 27 feet of Lot 7, Block 2, North Klamath Falls, according to the official plat

thereof on file in the office of the County Clerk, Klamath County, Oregon. Excepting therefrom the North

5 feet.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$310,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/1/2005

Cherylea K Sandberg

State of OCERO
County of Icland

This instrument was acknowledged before me on 8/1/2005 by Cherylea K Sandberg × ×

Notary Public - State of OCERO

My Commission Expires: 6/23/26

OFFICIAL STAMP
ELVINA MAY CONTLA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1025470A
MY COMMISSION EXPIRES JUNE 23, 2026