

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

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.

2025-007018

Klamath County, Oregon

08/11/2025 02:53:01 PM

Fee: \$92.00

TICOR TITLE



STATUTORY WARRANTY DEED  
(continued)

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

Dated: 8/7/2025

Cherylea Sandberg

Cherylea K Sandberg

State of OREGON

County of Idamath

This instrument was acknowledged before me on 8/7/2025 by

Cherylea K Sandberg x x

[Signature]  
Notary Public - State of OREGON

My Commission Expires: 6/23/26

