



THIS SPACE RESERVED FOR RECORDER'S USE

2025-007069

Klamath County, Oregon

08/13/2025 09:22:02 AM

Fee: \$92.00

After recording return to:

Diana L. Shadley

706 Uerlings Ave.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Diana L. Shadley

706 Uerlings Ave.

Klamath Falls, OR 97601

File No. 1010664

STATUTORY WARRANTY DEED

Troy M. Fast and Rachelle M. Fast, with right of survivorship , Grantor(s), hereby convey and warrant to

Diana L. Shadley ,

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:

A portion of the Northerly and Westerly half of Lot 5, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the line between Lots 4 and 5, Block 1 FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 55 feet Southerly and Easterly from the East line of Uerlings Street; thence Northerly and Westerly along the line between Lots 4 and 5 in Block 1, FIRST ADDITION, to the East line of Uerlings Street; thence South to the Northerly and Easterly line of Seventh Street; thence Southerly and Easterly along the Northerly and Easterly line of Seventh Street 58 feet; thence Northerly and Easterly across Lot 5, Block 1, FIRST ADDITION to the point of beginning.

The true and actual consideration for this conveyance is \$146,900.00.

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: 08/12/2025

Troy M Fast

Troy M. Fast

Rachelle M. Fast

Rachelle M. Fast

State of Virginia } ss
County of Williamsburg }

On this 12th day of August, 2025, before me, Sharon Dixon, a Notary Public in and for said state, personally appeared Troy M. Fast and Rachelle M. Fast, 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.

Sharon Dixon

Notary Public for the State of Virginia
Residing at: Williamsburg
Commission Expires: 04/30/2028



Notarized remotely online using communication technology via Proof.