



After recording return to:
Adrian Alvarez
6225 Maryland Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Adrian Alvarez
6225 Maryland Avenue
Klamath Falls, OR 97603

File No.: 7161-4282927 (SA)
Date: June 20, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Katherine Renee Shaw and Brant Shaw, as tenants by the entirety, Grantor, conveys and warrants to **Adrian Alvarez and Leslie Magdaleno, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$339,000.00**. (Here comply with requirements of ORS 93.030)

APN: 509649

Statutory Warranty Deed
- continuedFile No.: **7161-4282927 (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.

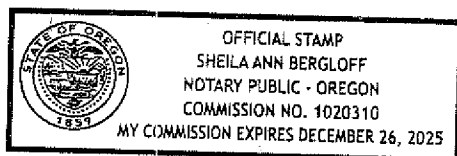
Dated this 14 day of August, 2025

Brant Shaw

Katherine Renee Shaw

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14th day of August, 2025
by **Brant Shaw and Katherine Renee Shaw**.



Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires: 12/26/2025

APN: **509649**

Statutory Warranty Deed
- continued

File No.: **7161-4282927 (SA)**

EXHIBIT A

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

PARCEL 1:

A PARCEL OF LAND SITUATE IN THE SE1/4SW1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°06' EAST A DISTANCE OF 30 FEET AND SOUTH 0°54' EAST ALONG THE EAST LINE OF THE RIGHT OF WAY OF PATTERSON STREET, A DISTANCE OF 900 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF THE SE1/4SW1/4 OF SECTION 1, IN TOWNSHIP 39 SOUTH RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE NORTH 89°06' EAST 93 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO ED E. GROUND, ET US BY INSTRUMENT RECORDED DECEMBER 18, 1962 IN VOLUME 342, PAGE 100, DEED RECORDS OF KLAMATH COUNTY, OREGON TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°06' EAST 117 FEET TO A POINT, THENCE NORTH 0° 54' WEST A DISTANCE OF 6 FEET, THENCE SOUTH 89° 06' WEST 117 FEET TO A POINT, THENCE SOUTH 0°54' EAST, 6 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THE EASTERLY TWELVE (12) FEET OF THE WEST HALF OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO - WIT:

BEGINNING AT A POINT WHICH LIES NORTH 89°06' EAST A DISTANCE OF 30 FEET AND SOUTH 0°54' EAST ALONG THE EAST LINE OF RIGHT OF WAY OF PATTERSON STREET, A DISTANCE OF 900 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF THE SE1/4 SW1/4 OF SECTION 1 IN TOWNSHIP 39 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH 89°06' EAST 210 FEET TO A POINT; THENCE, SOUTH 0°54' EAST A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH 89°06' WEST AT RIGHT ANGLES TO THE SAID EAST LINE OF PATTERSON STREET, A DISTANCE OF 210 FEET TO A POINT ON THE SAID EAST LINE OF SAID PATTERSON STREET; THENCE, NORTH ALONG THE SAID EAST LINE OF PATTERSON STREET A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

APN: 509649

Statutory Warranty Deed
- continued

File No.: 7161-4282927 (SA)

THE EAST ONE - HALF OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT WHICH LIES NORTH 89° 06' EAST A DISTANCE OF 30 FEET AND SOUTH 0° 54' EAST ALONG THE EAST LINE OF RIGHT OF WAY OF PATTERSON STREET, A DISTANCE OF 900 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF THE SE1/4SW1/4 OF SECTION 1 IN TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH 89° 06' EAST 210 FEET TO A POINT; THENCE SOUTH 0° 54' EAST A DISTANCE OF 100 FEET TO A POINT THENCE SOUTH 89° 06' WEST AT RIGHT ANGLES TO THE SAID EAST LINE OF PATTERSON STREET, A DISTANCE OF 210 FEET TO A POINT ON THE SAID EAST LINE OF SAID PATTERSON STREET; THENCE NORTH ALONG THE SAID EAST LINE OF PATTERSON STREET A DISTANCE OF 100 FEET TO A POINT OF BEGINNING.