



00349422202500100900040042

THIS SPACE PROVIDED FOR RECORDER'S USE ON

11/10/2025 03:46:35 PM

Fee: \$102.00

WHEN RECORDED RETURN TO:
Kelly Andersson
9652 SW 84th Terrace Unit D
Ocala, Florida, 34481

WARRANTY DEED

THE GRANTOR(S),

- Kelly L. Andersson who acquired title as Kelly Singer, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Kelly L. Andersson Revocable Trust, Kelly L. Andersson, Trustee, 9652 SW 84th Terrace Unit D, Ocala, Marion County, Florida, 34481,

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

Legal Description: See attached *Schedule A*

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 441329 & 32921

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. 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.

Grantor Signatures:

DATED: 9/22/25
[Signature]

Kelly L. Andersson who acquired title as Kelly Singer
9652 SW 84th Terrace Unit D
Ocala, Florida, 34481

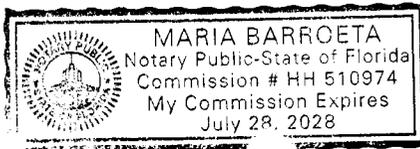
STATE OF Florida, COUNTY OF Marion, ss:

Acknowledged before me via physical presence on 09/22/2025
by Kelly L. Anderson
JL DL as ID.

[Signature]
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires July 28, 2028



STATUTORY WARRANTY DEED

Sandra Heim,

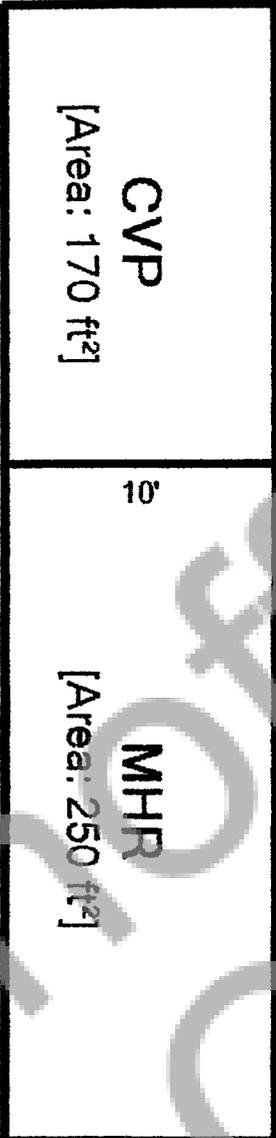
Grantor(s), hereby convey and warrant to

Kelly Singer,

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 tract of land situated in the NE1/4 of the SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point which is the Northeast corner of Dixon Addition, which point is also the Southwest corner of the NE1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, thence East along the South line of said SE1/4 NE1/4 50 feet to the true point of beginning; thence East along the South line of said SE1/4 NE1/4 of Section 28, 150 feet; thence North to the South line of Old Fort Road; thence Westerly and Southerly along the South line of said road to the Northeast corner of property recorded October 16, 1942 in Volume 150 Page 415, Klamath County deed records; thence South along the East line of said property and 50 feet East of the West line of said NE1/4 SE1/4, Section 28, to the point of beginning.



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