



THIS SPACE RESERVED FOR RECORDER'S USE

2026-003525
Klamath County, Oregon
04/22/2026 08:40:02 AM
Fee: \$92.00

After recording return to:
Andreas J. Achleithner and Sarah M.
Achleithner
3615 Birddog Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be
sent to the following address:
Andreas J. Achleithner and Sarah M.
Achleithner
3615 Birddog Dr.
Klamath Falls, OR 97603
File No. 1067832

STATUTORY WARRANTY DEED

Abraham M. Barr, Grantor(s), hereby convey and warrant to

Andreas J. Achleithner and Sarah M. Achleithner as Tenants by the Entirety,

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:

All that portion of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point which is on the Northeasterly line of the Alameda South 54° 52' East 48.7 feet from the extreme Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly along the Northeasterly line of the Alameda on the arc of a 3° 55' curve 48.7 feet; thence Northeasterly perpendicular to the said Northeasterly line of the Alameda and to the tangent to the said curve at this point of 150.4 feet; thence Northwesterly along the Southwesterly line of the alley through Block 42 of said HOT SPRINGS ADDITION 43.4 feet; thence Southwesterly along the Southeasterly line of that property deeded to H.A. Cole, et ux., on June 18, 1926, 150.4 feet to the point of beginning.

The true and actual consideration for this conveyance is \$340,000.00.

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: 4.17.2026

[Redacted Signature]

Abraham M. Barr

State of Oregon } ss
County of Klamath }

On this 17 day of April, 2026, before me, Julie Vanleuven, a Notary Public in and for said state, personally appeared Abraham M. Barr, 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.

[Redacted Signature]

Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10.30.2027

