

RECORDING REQUESTED BY:



2300 Oakmont Way, Suite 100
Eugene, OR 97401

2026-003680
Klamath County, Oregon
04/27/2026 01:00:02 PM
Fee: \$97.00

GRANTOR'S NAME:

Tracey Dey Christensen

GRANTEE'S NAME:

Lisa Sanders

AFTER RECORDING RETURN TO:

Order No.: 60222601501-SW
Lisa Sanders
4811 Wocus Road
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Lisa Sanders
4811 Wocus Road
Klamath Falls, OR 97601

APN/Parcel ID(s): 431214
Tax/Map ID(s): 3809-018BA-01100
4811 Wocus Road, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tracey Dey Christensen, Grantor, conveys and warrants to Lisa Sanders, 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:

See Exhibit "A" Legal Description

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$305,000.00). (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.

Amerititle 1069232

STATUTORY WARRANTY DEED
(continued)

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

Dated: 4-25-2026

[Redacted Signature]

Tracey Dey Christensen

State of Oregon
County of Washington

This instrument was acknowledged before me on 4/25/2026 by Tracey Dey Christensen. ~~xx~~

[Redacted Signature]

Notary Public - State of Oregon

My Commission Expires: 6/23/26

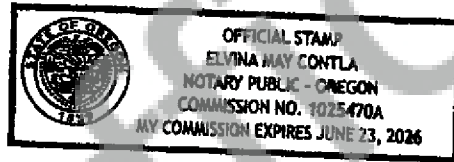


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North quarter corner of said Section 18; thence North 89°42' West 710.5 feet; thence South 6°02' West 855.0 feet to a point on the Easterly right of way line of the old Dalles California Highway; thence along said Easterly right of way line the following courses and distances: South 6°02' West 100 feet; South 15°03' West 165.2 feet and South 39°11' West 250 feet, more or less, to a point on the North line of Terminal City, said point being the true point of beginning of this description; thence North 89°41' East along the North line of Terminal City a distance of 263.99 feet to an iron pin; thence North 0°23' East 38.6 feet to an iron pin; thence North 71°25' West 257.05 feet, more or less, to an iron pin on the Westerly right of way line of the old Dalles California Highway; thence South 37°51' West along said right of way 25.0 feet to an iron pin; thence continuing along said right of way line South 38°46' West 131.8 feet, more or less, to an iron pin on the North line of Terminal City; thence North 89°41' East along the North line of Terminal City 77.3 feet, more or less, to the true point of beginning.

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