



THIS SPACE RESERVED FOR

2019-005312

Klamath County, Oregon

05/13/2019 02:13:01 PM

Fee: \$102.00

After recording return to:

Thomas Ladd

3405 W New Garden Rd.

Williamsburg, IN 47393

Until a change is requested all tax statements shall be sent to the following address:

Thomas Ladd

3405 W New Garden Rd.

Williamsburg, IN 47393

File No. 259038AM

STATUTORY WARRANTY DEED

Janet Standeford, Aleah Humphreys, Conservator for Emily Dawson, a minor and Tamra Eaton, Conservator for Blaze Dawson, a minor,

Grantor(s), hereby convey and warrant to

Thomas Ladd,

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:

Lot 3, Block 4 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion awarded to the State of Oregon by and through its Department of Transportation through Eminent Domain case #1304064CV, Klamath County, Circuit Court, Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$24,000.00.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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 _____ day of _____, _____.

X Janet Standeford
Janet Standeford

Aleah Humphreys, Conservator for Emily Dawson, a minor

By: _____
Aleah Humphreys, Conservator

Tamra Eaton, Conservator for Blaze Dawson, a minor

By: Tamra Eaton
Tamra Eaton, Conservator

State of OR ss
County of Baker

On this 9th day of May, 2019, before me, Mary M Banta a Notary Public in and for said state, personally appeared Janet Standeford, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Mary M Banta

Notary Public for the State of OR
Residing at: Baker City
Commission Expires: 11/4/2022



Escrow No. 259038AM

State of _____ } ss

County of _____ }

On this _____ day of _____, 2019, before me, _____ a Notary Public in and for said state, personally appeared Aleah Humphreys, Conservator for Emily Dawson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

State of OR } ss

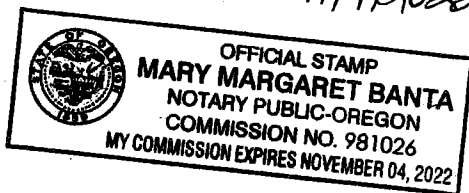
County of Baker

On this 9th day of May, 2019, before me, Mary M Banta a Notary Public in and for said state, personally appeared Tamra Eaton, Conservator for Blaze Dawson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Notary Public for the State of OR

Residing at: Baker City

Commission Expires: 11/4/2022




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 9TH day of MAY 2019.

Janet Standeford

Aleah Humphreys, Conservator for Emily Dawson, a minor

By: 
Aleah Humphreys, Conservator

Tamra Eaton, Conservator for Blaze Dawson, a minor

By: _____
Tamra Eaton, Conservator

State of _____ } ss.
County of _____ }

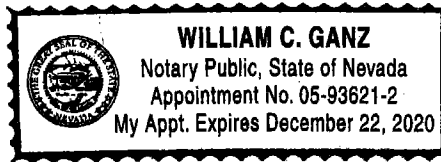
On this _____ day of _____, 2019, before me, _____ a Notary Public in and for said state, personally appeared Janet Standeford, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Page 3 Statutory Warranty Deed
Escrow No. 259038AM
State of NEVADA } ss
County of WASHOE }

On this 9TH day of MAY, 2019, before me, WILLIAM C. GANZ a Notary Public in and for said state, personally appeared Aleah Humphreys, Conservator for Emily Dawson, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

William C. Ganz
Notary Public for the State of NEVADA
Residing at: WASHOE
Commission Expires: 12/22/20



State of _____ } ss
County of _____ }

On this _____ day of _____, 2019, before me, _____ a Notary Public ~~in and for said state,~~ personally appeared Tamra Eaton, Conservator for Blaze Dawson, known or identified to me ~~to be the person(s) whose name(s)~~ is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____