



THIS SPACE RESERVED FOR

2021-004256
Klamath County, Oregon
03/22/2021 01:17:00 PM
Fee: \$87.00

After recording return to:
Benard Ernest Luff Jr. and Bailei Banes
6818 Waggoner Ct.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Benard Ernest Luff Jr. and Bailei Banes
6818 Waggoner Ct.
Klamath Falls, OR 97603
File No. 436580AM

STATUTORY WARRANTY DEED

Matt Robert Judkins, Claiming Successor for the Estate of Rachele Liane Judkins, deceased, Probate No. 20PB08252, and Matt Robert Judkins and Jared Dean Judkins, individually,

Grantor(s), hereby convey and warrant to

Benard Ernest Luff Jr. and Bailei Banes, as Tenants in Common, each as to an undivided 50% interest,

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 11 in Block 5 Country Green, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$160,000.00.
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:

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 18th day of March, 2021.

Estate of Rachele Liane Judkins

By: Matt Robert Judkins
Matt Robert Judkins, Claiming Successor

Matt Robert Judkins
Matt Robert Judkins

Jared Dean Judkins by Matt Robert Judkins Attorney in fact
Jared Dean Judkins, by Matt Robert Judkins, attorney in fact

State of Oregon } ss
County of Jackson }

On this 18 day of March, 2021, before me, Micheline A. de Wey, a Notary Public in and for said state, personally appeared Matt Robert Judkins, as Claiming Successor of the Estate of Rachele Liane Judkins, individually and as attorney in fact for Jared Dean Judkins, 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.

Micheline A. de Wey
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12/04/23

