



2021-017265
Klamath County, Oregon
11/17/2021 01:57:01 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kathryn Stephens
2040 Lawrence St
Klamath Falls, OR 97601

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

Kathryn Stephens
2040 Lawrence St
Klamath Falls, OR 97601

File No. 496536AM

STATUTORY WARRANTY DEED

Jonathan R. Hobbs and Jeremy W. Hobbs, Conservators for the Estate of Judith F. Hobbs - West, an incapacitated person,

Grantor(s), hereby convey and warrant to

Kathryn Stephens,

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 9 and the West 20 feet of Lot 8, Block 14 of Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER with that portion of vacated alley adjoining thereto which was vacated by Ordinance No. 01-01 recorded in Volume M01, page 4627, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$399,000.00.

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 15 day of November, 2021

The Estate of Judith F. Hobbs - West, an incapacitated person

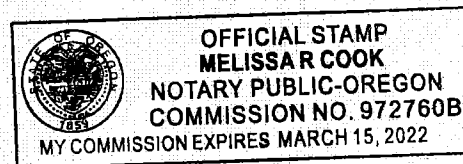
By: Jonathan R. Hobbs
Jonathan R. Hobbs, Conservator

State of Oregon } ss.
County of Clatsop }

On this 15 day of November, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Jonathan R. Hobbs known or identified to me to be the person whose name is subscribed to the foregoing instrument as Conservator of the estate of The Estate of Judith F. Hobbs-West, an incapacitated person, and acknowledged to me that he/she/they executed the same as Personal Representative.

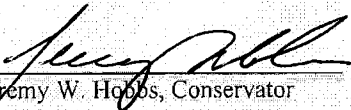
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

MCOOK
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 3/15/22



Dated this 6 day of November 2021

The Estate of Judith F. Hobbs - West, an incapacitated person

By: 
Jeremy W. Hobbs, Conservator

State of _____ } ss.
County of _____ }

On this _____ day of November, 2021, before me, _____ a Notary Public in and for said state, personally appeared Jeremy W. Hobbs known or identified to me to be the person whose name is subscribed to the foregoing instrument as Conservator of the estate of The Estate of Judith F. Hobbs-West, an incapacitated person, and acknowledged to me that he/she/they executed the same as Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

SEE ATTACHED

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

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RIVERSIDE

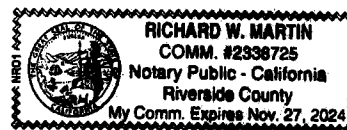
On 11-6-2021 before me, RICHARD W. MARTIN Notary Public personally appeared
JEREMY W. HOBBS

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Richard W. Martin* (Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF ATTACHED DOCUMENT	CAPACITY CLAIMED BY SIGNER
<u>SIMULATORY WARRANTY DEED</u> (Title or description of attached document)	<input type="checkbox"/> Individual (s)
 (Title or description of attached document continued)	<input type="checkbox"/> Corporate Officer
NUMBER OF PAGES <u>3</u> DOCUMENT DATE _____	 (Title)
 (Additional Information)	<input type="checkbox"/> Partner (s)
	<input type="checkbox"/> Attorney-in-fact
	<input type="checkbox"/> Trustee (s)
	<input type="checkbox"/> Other <u>CONSERVATOR</u>