



2022-008759  
Klamath County, Oregon  
07/18/2022 03:47:01 PM  
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Tyler Adam Reinhart  
231 W Olive St. Apt 15  
Inglewood, CA 90301

Until a change is requested all tax statements shall be sent to the following address:  
Tyler Adam Reinhart  
231 W Olive St. Apt 15  
Inglewood, CA 90301  
File No. 548921AM

STATUTORY WARRANTY DEED

Christopher Gerald Allison, Claiming Successor for the Estate of Thomas James Allison, Jonathon James Allison, individually, Christopher Gerald Allison, individually, and Christopher Gerald Allison as authorized signer for Katrina Ireland Rose Allison pursuant to the Order.

Grantor(s), hereby convey and warrant to

Tyler Adam Reinhart,

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 23 in Block 6, TRACT 1039, YONNA WOODS UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$25,000.00.  
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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 18 day of July, 2022

Estate of Thomas James Allison

By: [Signature]

Christopher Gerald Allison, Claiming Successor

By: [Signature]

Christopher Gerald Allison, Individually

By: [Signature]

Jonathon James Allison, Individually

By: [Signature]

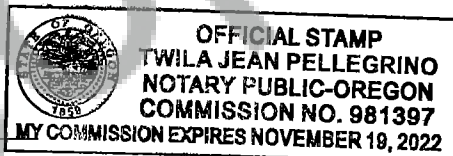
Christopher Gerald Allison, as  
authorized signer for Katrina Ireland Rose Allison  
Pursuant to the Order

State of Oregon } ss  
County of Klamath }

On this 15 day of June, 2022, before me, Twila Jean Pellegrino a Notary Public in  
and for said state, personally appeared Jonathon James Allison, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

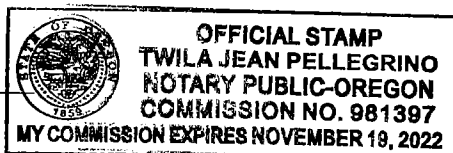


State of Oregon } ss  
County of Klamath }

On this 18 day of July, 2022, before me, Twila Jean Pellegrino a Notary Public in  
and for said state, personally appeared Christopher Gerald Allison, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022



21PB10264  
OR  
Order  
15504908



FILED  
STATE OF OREGON  
KLAMATH CIRCUIT COURT

2022 JUL -8 PM 2:35

CLERK OF COURT

BY

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF KLAMATH  
PROBATE DEPARTMENT

In the Matter of the Estate of:  
  
THOMAS JAMES ALLISON,  
  
Deceased.

Case No. 21PB10264

**ORDER APPROVING AFFIANT TO  
EXECUTE DOCUMENTS SELLING  
REAL PROPERTY ON BEHALF OF  
ALL HEIRS**

Based upon the Motion and Declaration of Affiant on file herein, the request for an Order Approving Affiant to Execute Documents Selling Real Property on Behalf of All Heirs is:

☒ Allowed. Affiant, CHRISTOPHER G. ALLISON, is authorized to sign any and all documentation necessary to effectuate the sale of decedent's real property, located at 0 Goldfinch Drive in Bonanza, Oregon, on behalf of all heirs, regardless of age.

☐ Denied.

JULY 8, 2022

*Kelley Kuitzy*  
CIRCUIT COURT JUDGE

**Certificate of Readiness:** This proposed order is ready for judicial signature under UTCR 5.100 because each party affected by this order or judgment has approved the order or judgment, as shown by each party's signature on the document being submitted or by confirmation of approval provided to me.

DATED this 8 day of July, 2022.

/s/ Valerie B. Hedrick  
Valerie B. Hedrick, OSB No. 073991

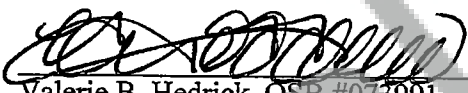
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Verified Correct Copy of Original 7/8/2022

I certify that on July 8, 2022, I served this document on the following parties, by mailing or emailing to said parties a certified copy thereof, contained in a sealed envelope, with postage paid, addressed to said parties at the addresses listed below.

Jonathon James Allison  
4848 Driftwood Avenue  
Klamath Falls, OR 97603

Katrina Ireland Rose Allison  
4848 Driftwood Avenue  
Klamath Falls, OR 97603

  
Valerie B. Hedrick, OSB #073991  
Attorney for Affiant,  
CHRISTOPHER G. ALLISON

SUBMITTED BY:  
VALERIE B. HEDRICK, OSB No. 073991  
Attorney for Affiant,  
CHRISTOPHER G. ALLISON