



2022-011138
Klamath County, Oregon
09/15/2022 09:29:01 AM
Fee: \$127.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Casita Bonita LLC

3612 Birddog Dr.

Klamath Falls, OR 97603

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

Casita Bonita LLC

3612 Birddog Dr.

Klamath Falls, OR 97603

File No. 542085AM

STATUTORY WARRANTY DEED

Clayton Daniel, Claiming Successor of the Estate of Delberta M. Daniel, deceased, Clayton Daniel, Trustee for the Daniel Loving Trust fbo Lina Martin, Joshua Lee Leach, Sheena Mae Heckenlively and Clayton Daniel

Grantor(s), hereby convey and warrant to

Casita Bonita LLC, an Oregon Limited Liability Company,

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:

A portion of the SE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point which lies South 0°54' East 1060 feet and North 89°06' East, 110 feet from the iron pin which marks the Northwest corner of the SE1/4 SW1/4 of said Section 1; thence South 0°54' East, 100 feet; thence South 89°06' West 80 feet, more or less, to a point on the East right of way line of Patterson Street; thence North 0°54' West along said right of way line, 100 feet; thence North 89°06' East 80 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$200,000.00.

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 13th day of Sept, 2022.

Clayton Daniel
Clayton Daniel

Joshua Lee Leach

Sheena Mae Heckenlively

The Estate of Delberta Mae Daniel

By: Clayton E. Daniel
Clayton E. Daniel, Claiming Successor

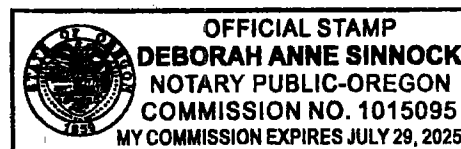
The Daniel Loving Trust, fbo Lina Martin

By: Clayton Daniel
Clayton Daniel, Trustee

State of OR } ss
County of KLAMATH

On this 13th day of Sept, 2022, before me, DEBORAH ANNE SINNOCK a Notary Public in and for said state, personally appeared Clayton Daniel, Claiming Successor of the Estate of Delberta Mae Daniel. Clayton Daniel, individually and Clayton Daniel, Trustee of the Daniel Loving Trust, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: KLAMATH CO
Commission Expires: 7-29-25



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 9 day of Sept, 2022

Clayton Daniel


Joshua Lee Leach

Sheena Mae Heckenlively

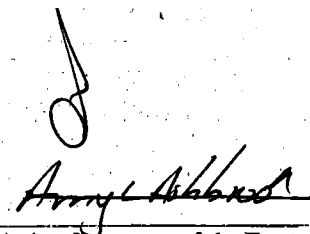
The Estate of Delberta Mae Daniel

By: _____
Clayton E. Daniel, Claiming Successor

The Daniel Loving Trust, fbo Lina Martin

By: _____
Clayton Daniel, Trustee

State of NE, ss
County of Douglas

On this 9 day of Sept, 2022, before me,  a Notary Public in and for said state, personally appeared Clayton Daniel, Claiming Successor of the Estate of Delberta Mae Daniel. Clayton Daniel, individually and Clayton Daniel, Trustee of the Daniel Loving Trust, 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: _____

Escrow No. 542085AM

State of _____ } ss

County of _____ }

On this _____ day of _____, 2022, before me, _____ a Notary Public in and for said state, personally appeared Sheena Mae Heckenlively, 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 NE } ss

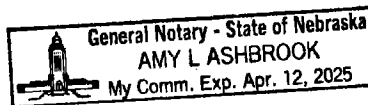
County of Douglas

On this 9 day of Sept, 2022, before me, Amy L Ashbrook a Notary Public in and for said state, personally appeared Joshua Lee Leach, 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 NE

Residing at: Omaha NE

Commission Expires: 4-12-2025



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 Sept, 2022

Clayton Daniel

Joshua Lee Leach

X Sheena Mae Heckenlively
Sheena Mae Heckenlively

The Estate of Delberta Mae Daniel

By: _____
Clayton E. Daniel, Claiming Successor

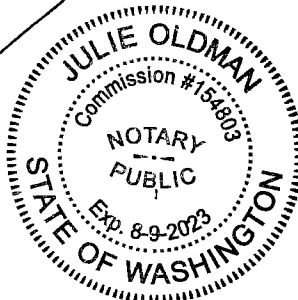
The Daniel Loving Trust, fbo Lina Martin

By: _____
Clayton Daniel, Trustee

State of WA } ss
County of Benton

On this 9th day of Sept, 2022, before me, Julie Oldman a Notary Public in and for said state, personally appeared Clayton Daniel, Claiming Successor of the Estate of Delberta Mae Daniel. Clayton Daniel, individually and Clayton Daniel, Trustee of the Daniel Loving Trust, 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.

Julie Oldman
Notary Public for the State of WA
Residing at: Richland
Commission Expires: 8-9-23



Escrow No. 542085AM

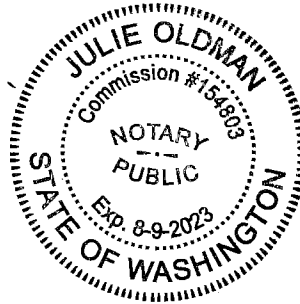
State of WA } ss

County of Benton

On this 9th day of Sept, 2022, before me, Julie Oldman a Notary Public in and for said state, personally appeared Sheena Mae Heckenlively, 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.

Julie Oldman
Notary Public for the State of WA
Residing at: Richland
Commission Expires: 8-9-23



State of WA } ss
County of Benton

On this _____ day of _____, 2022, before me, _____ a Notary Public in and for said state, personally appeared Joshua Lee Leach, 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: _____

DECLARATION OF HEIRSHIP

I, Sheena Mae Heckenlively, being duly sworn, depose and say, That I am the daughter (relationship to deceased) of Cheryl Leigh Gambrell who died on or about Dec. 16th, 2026, at Klamath Falls (City), OR (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☒ Intestate (without a Will)

or ☐ Testate (with the final will-copy attached as Exhibit B)

That at the time of death, the deceased:

Was unmarried YES ☒ NO ☐

Had a surviving spouse* named _____ **or** N/A ☒

Was the widow/widower of _____ **or** N/A ☒

Who died on or about _____ **or** N/A ☒

* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's death.

That the following are all of the heirs at law (See ORS 112.025 through 112.045 for definition of Heirs at Law) and devisees of the deceased:

Name	Present Age	Relationship	Child of Surviving Spouse
			Yes or No
<u>none</u>	<u>n/a</u>	<u>Surviving Spouse</u>	<u>No</u>
<u>Sheena Mae Heckenlively</u>	<u>39</u>	<u>daughter</u>	<u>n/a</u>
<u>Joshua Lee Leach</u>		<u>Son</u>	<u>n/a</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

Please complete

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

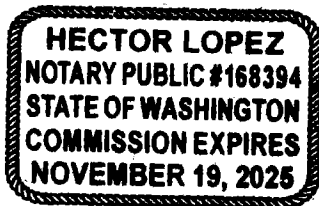
[insert legal description]

Dated: 7/25/2022

X Sheena Heckenlively
(Signature)

State of WA
County of Benton

This instrument was acknowledged before me on 7/25/2022, by
Sheena Mae Heckenlively



[Signature]
(Notary Public)
My Commission Expires 11-19-2025

AmeriTitle No. 542085AM(1)

DECLARATION OF HEIRSHIP

I, JOSHUA LEE LEACH, being duly sworn, depose and say, That I am the son (relationship to deceased) of Charles Daniel GAMBRELL who died on or about Dec 16, 2002, at Klamath Falls (City), OR (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☒ Intestate (without a will)

☐ or ☐ Testate (with the final will-copy attached as Exhibit B)

That at the time of death, the deceased:

Was unmarried YES ☒ NO ☐

Had a surviving spouse* named _____ or N/A ☒

Was the widow/widower of _____ or N/A ☒

who died on or about _____ or N/A ☒

* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's death.

That the following are all of the heirs at law (See ORS 112.025 through 112.045 for definition of heirs at law) and devisees of the deceased:

Name	Present Age	Relationship	Child of Surviving Spouse
			Yes or No
<u>None</u>	<u>N/A</u>	<u>Surviving Spouse</u>	<u>No</u>
<u>Sheena Mae Hickenbivele</u>	<u>39</u>		<u>N/A</u>
<u>Joshua Lee Leach</u>	<u>43</u>		<u>N/A</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

[Insert legal description]

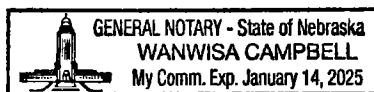
Dated: 8-8-2022

Joshua L. Leach
(Signature)

State of Nebraska)

County of Douglas)

This instrument was acknowledged before me on August 8th, 2022, by
Joshua L. Leach



Wanwisa Campbell
(Notary Public)
My Commission Expires Jan 14, 2025