



After recording return to:
Corey Michael Rudder and Melissa
Marie White
5103 Villa Drive
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Corey Michael Rudder and Melissa
Marie White
5103 Villa Drive
Klamath Falls, OR 97603

File No.: 7161-3983849 (SA)

Date: August 09, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Aangelina T. Briones, and Jennifer Sonnen the duly appointed, qualified and acting personal representative of the estate of Dennis Ermon Crowell, deceased, Grantor, conveys and warrants to Corey Michael Rudder and Melissa Marie White, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 19 in Block 12 of Tract No. 1220 - FOURTH ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$390,000.00**. (Here comply with requirements of ORS 93.030)

"This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument."

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 30 day of Sept, 2022.

Aangelina T. Briones
Aangelina T. Briones

Estate of Dennis Ermon Crowell, deceased

Jennifer Sonnen, Personal Representative

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of Sept, 2022
by **Aangelina T. Briones**.



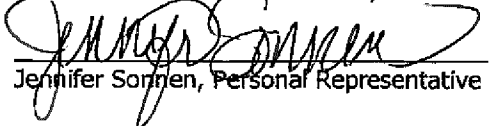
Sarah F. Amaya
Notary Public for Oregon
My commission expires: 1/23/2023

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 29th day of September, 2022.

Aangelina T. Briones

Estate of Dennis Ermon Crowell, deceased


Jennifer Sonnen, Personal Representative

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Aangelina T. Briones**.

Notary Public for Oregon
My commission expires:

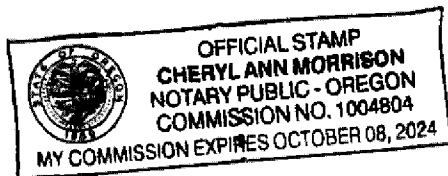
APN: 878757

Statutory Warranty Deed
- continued

File No.: 7161-3983849 (SA)

STATE OF Oregon)
County of Marion) ss.
~~Klamath~~)

This instrument was acknowledged before me on this 29th day of September, 2022
by **Jennifer Sonnen, personal representative of the estate of Dennis Crowell.**



Cheryl Ann Morrison
Cheryl Ann Morrison
Notary Public for Oregon
My commission expires: 10/8/2024