



**2022-012562**  
**Klamath County, Oregon**  
10/21/2022 11:29:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Andrew Brooke and Veronica I. Poehner

5329 Bryant Ave.

Klamath Falls, OR 97603

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

Andrew Brooke and Veronica I. Poehner

5329 Bryant Ave.

Klamath Falls, OR 97603

File No. 564090AM

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### STATUTORY WARRANTY DEED

**Katrina Dunavant, Successor Trustee of the Gail Waldrup Revocable Living Trust of 5329 Bryant Ave.,  
Klamath Falls, OR 97603,**

Grantor(s), hereby convey and warrant to

**Andrew Brooke and Veronica I. Poehner, with right of survivorship,**

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:

**The W1/2 of TRACTS 56 AND 57, YALTA GARDENS, 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 \$379,900.00.

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 20 day of October, 2022

Gail Waldrup Revocable Living Trust of 5329 Bryant Ave., Klamath Falls, OR 97603

By: [Signature]  
Katrina Dunavant, Successor Trustee

State of Oregon} ss.  
County of Klamath}

On this 20 day of October, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Katrina Dunavant known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Gail Waldrup Revocable Living Trust of 5329 Bryant Ave., Klamath Falls, OR 97603, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26

