

2022-012604

Klamath County, Oregon

10/24/2022 09:55:04 AM Fee: \$107.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Maryah Garner and Kane Hatherill
299 Peaceful Valley Lane
Grants Pass, OR 97527
Until a change is requested all tax statements shall be
sent to the following address:
Maryah Garner and Kane Hatherill
299 Peaceful Valley Lane
Grants Pass, OR 97527
File No. 563128AM

STATUTORY WARRANTY DEED

Debbie Rogde, Claiming Successor for Estate of Joyce Landers also known as Joyce Ann Landers, and Debbie Rogde, Yvonne M. Elmore, Tammy S. Boyd and Ronald A. Rockholt

Grantor(s), hereby convey and warrant to

Maryah Garner, as to an undivided 50% interest and Kane Hatherill, as to an undivided 50% interest,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$90,000.00.

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:

Signed in counterpart

Page 2 Statutory Warranty Deed Escrow No. 563128AM

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.

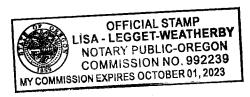
Public in and for said state, personally appeared Debbie Rogde known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Joyce Landers, and acknowledged to me to he/she/they executed the same as Claiming Successor, and individually. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate f above written. Notary Public for the State of Oregon Residing at: Occioen County Commission Expires: 12-26-22 OFFICIAL STAMP	LAWS 2009, AND SECTIONS 2 TO 1, CHAPTER 6,	OREGON EAWS 2010.	
By: Debbie Rogde, Claiming Successor By: Debbie Rogde, Individually By: Yvonne M. Elmore By: Ammy S. Boyd Tammy S. Boyd By: And A. Rockholt State of Occessor On this 3D day of Oct 2022, before me, And M. State of Debbie Rogde known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Joyce Landers, and acknowledged to me the/she/they executed the same as Claiming Successor, and individually. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate f above with the State of DYCJON Rosiding at: Dackson County Commission Expires: 12-26-22 OFFICIAL STAMP	Dated this 20 day of 0C+, _@	22 .	(
Debbie Rogde, Claimide Successor By:	The Carl		
Debbie Rogde, Individually By: Yvonne M. Elmore By: Ammy & Boyd Tammy & Boyd By: Ronald A. Rockholt State of Olgan ss. County of Jackson On this D day of Ott 2022, before me, Roand to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Joyce Landers, and acknowledged to me the/she/they executed the same as Claiming Successor, and individually. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate f above with the state of Olgan Residing at: OFFICIAL STAMP			
Yvonne M. Elmore By: Amy S. Boyd By Konsell Brook Ronald A. Rockholt State of Olgon ss. County of Tockson On this 20 day of Oct , 2022, before me, Roade known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Joyce Landers, and acknowledged to me the/she/they executed the same as Claiming Successor, and individually. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate f above written. Notary Public for the State of Oldon Residing at: Commission Expires: 3-26-22 OFFICIAL STAMP	By: <u>Vlbbu Folyl</u> Debbie Rogde, Individually		
State of Oregon ss. County of Jockson On this Jo day of Oregon a Not Public in and for said state, personally appeared Debbie Rogde known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Joyce Landers, and acknowledged to me to he/she/they executed the same as Claiming Successor, and individually. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate f above written. Notary Public for the State of Oregon Residing at: Jackson County Commission Expires: J - J b - J 2	Yvonne M. Elmore		
State of Oregon ss. County of Jockson On this Jo day of Oregon a Not Public in and for said state, personally appeared Debbie Rogde known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Joyce Landers, and acknowledged to me to he/she/they executed the same as Claiming Successor, and individually. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate f above written. Notary Public for the State of Oregon Residing at: Jackson County Commission Expires: J - J b - J 2	By: Jammy S. Boyd Tammy S. Boyd		
On this 20 day of 00T, 2022, before me, Rhands Joung a Not Public in and for said state, personally appeared Debbie Rogde known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Joyce Landers, and acknowledged to me to he/she/they executed the same as Claiming Successor, and individually. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate f above written. Notary Public for the State of 00000000000000000000000000000000000	By Koncell A Rochholt Ronald A. Rockholt	•	
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IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate f above written. Notary Public for the State of Oregon Residing at: Jackson County Commission Expires: 12-26-22 OFFICIAL STAMP	Public in and for said state, personally appeared Debbie R subscribed to the foregoing instrument as Claiming Succe	Rogde known or identified to me to be essor of the Estate of Joyce Landers, a	the person whose name is nd acknowledged to me that
Notary Public for the State of Oregon Residing at: Jackson County Commission Expires: 12-26-22 OFFICIAL STAMP	IN WITNESS WHEREOF, I have hereunto set my hand a		d year in this certificate first
Residing at: Jackson County Commission Expires: 19-26-22 OFFICIAL STAMP	flagland		
OFFICIAL STAMP	Residing at: Jackson County		
RHONDA J YOUNG NOTARY PUBLIC-OREGON COMMISSION NO. 982497	12-26-22	RHONDA J YOUNG NOTARY PUBLIC-OREG	

MY COMMISSION EXPIRES DECEMBER 26, 2022

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 20th day of Oct. , 2022.	•
Estate of Joyce Landers	
By:	
By:	
By: Humne yn Combre (Y) onne M. Elmore	
By:Tammy S. Boyd	
By:Ronald A. Rockholt	
State of} ss. County of	
On this day of, 2022, before me,	a Notary te to be the person whose name is anders, and acknowledged to me that
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the above written	day and year in this certificate first
Notary Public for the State of	

Page 3 Statutory Warranty Deed Escrow No. 563128AM				
ESCIOW 140, 303128/AIVI				
State of	} ss			
County of	}			
On this day of	, 20, before	me,	1 1 1	_, a Notary Public in
and for said state, personally appeared Yvon subscribed to the within Instrument and ackr	ne M. Elmore, kn	own or identified to hat be/she/they eve	me to be the person(s)	whose mame(s) is/are
in Witness whereof, I have hereunto s	set my hand and a	ffixed my official s	eal the day and year in	this certificate first
above written.			/	
/				
Notary Public for the State of				
Residing at:		•		
Commission Expires:		_ _		
-				
State of Ovegon	} ss			
County of Jackson	}			
	. ,	\mathcal{Q}_{last}	Tylong	
On this 20 day of 100	, 20 <u>2-2</u> , before	me, Nond	a J. Young	, a Notary Public in
and for said state, personally appeared Tams subscribed to the within Instrument and ack	ny S. Boyd, knov	n or identified to n	ie to be the person(s) w	nose name(s) is/are
IN WITNESS WHEREOF, I have hereunto	set my hand and	affixed my official:	seal the day and year in	this certificate first
above written.	bot my mana ama			
How				
Nickan Publisher State of Avenue	egon		OFFICIAL STA	
Notary Public for the State of Course	18 4 V		RHONDA J YOU NOTARY PUBLIC-C	
Commission Expires: 12-24	3-22		COMMISSION NO.	
		MY	COMMISSION EXPIRES DECE	MBER 26, 2022
State of White	_} ss			
County of County of	_}}	0.1	2	
On this H day of Other	, 20 <u></u> , before	mal 15/1) P1	goet weath	Ma Notary Public in
and for said state, personally appeared Rona	ald A. Rockholf, l			
subscribed to the within Instrument and ack	nowledged to me	that he/she/they ex-	ecuted 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/			•	
	-th. 1			
/ TVIL All Wast = 11/1.	Went	χ		
Notary Public for the State of	Gyon 1	J		
Residing at:	HJ.	-		
Commission Expires:	سيملالك			



Page 3 Statutory Warranty Deed Escrow No. 563128AM
State of OR State
On this 20 day of October, 2022, before me, Cassic Nichole Kephar, a Notary Public in and for said state, personally appeared Yvonne M. Elmore, 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 OR Residing at: Velocinon, OR Commission Expires: 04 30 2024 OFFICIAL SEAL CASSIE NICHOLE KEPHART NOTARY PUBLIC - OREGON COMMISSION NO. 1001414 MY COMMISSION EXPIRES JUNE 30, 2024
State of
On this day of, 20, before me,, a Notary Public in and for said state, personally appeared Tammy S. Boyd, 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} ss County of
On thisday of, 20, before me,, a Notary Public in and for said state, personally appeared Ronald A. Rockholt, known or identified to me to be the person(s) whose name(s) is/ar 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:

EXHIBIT "A"

Lot 14, Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/88th interest in the following described land: 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL A

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89 degrees 42' 15" East 400.0 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL B

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 ° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.