



2022-013918

Klamath County, Oregon

12/02/2022 01:20:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sarah Straight Wigginton and Wesley Thomas Stein

5611 Upland Drive

Klamath Falls, OR 97603

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

Sarah Straight Wigginton and Wesley Thomas Stein

5611 Upland Drive

Klamath Falls, OR 97603

File No. 570759AM

STATUTORY WARRANTY DEED

Christopher Whorton, Personal Representative for the Estate of Carol Whorton, also known as Carol A. Whorton, deceased,

Grantor(s), hereby convey and warrant to

Sarah Straight Wigginton and Wesley Thomas Stein, 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:

Lot 15, Block 9, TRACT 1270 - FIFTH ADDITION TO NORTH HILLS, 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 \$265,000.00.

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:

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 1 day of December, 2022.

The Estate of Carol A. Whorton, deceased

By: [Signature]
Christopher Whorton, Personal Representative

State of Colorado } ss.
County of Denver }

On this 01 day of December, 2022, before me, Victoria D Evangelista a Notary Public in and for said state, personally appeared Christopher Whorton known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Estate of Carol Whorton, also known as Carol A. Whorton, deceased, and acknowledged to me that he/she/they executed the same as Personal Representative.

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 Colorado
Residing at: 2451 Kipling St Lakewood 80215
Commission Expires: 11/17/2025

11/2
VDE

VICTORIA D EVANGELISTA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914010675
MY COMMISSION EXPIRES NOVEMBER 17, 2025

JURAT

State of Colorado
County of Denver } ss.

VICTORIA D EVANGELISTA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914010675
MY COMMISSION EXPIRES NOVEMBER 17, 2025

Subscribed and sworn to (or affirmed) before me this
01 day of December, 2022, by
Date Month Year

Christopher Whorton
Name of Signer No. 1

Name of Signer No. 2 (if any)

Victoria Evangelista
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

*This section is required for notarizations performed in Arizona but is optional in other states.
Completing this information can deter alteration of the document or fraudulent reattachment
of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: Affidavit and Indemnity Construction
Document Date: 12/1/2022 Number of Pages: 1
Signer(s) Other Than Named Above: _____