



2023-001362

Klamath County, Oregon

02/27/2023 02:07:02 PM

Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dawn Strachan

5610 Benchwood

Klamath Falls, OR 97603

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

Dawn Strachan

5610 Benchwood

Klamath Falls, OR 97603

File No. 579447AM

STATUTORY WARRANTY DEED

Judith Bradfute, as Affiant of the Estate of Joyce Joanne Hannon; and Leanne Stokes, Mark Stokes and Jeanine Gray,

Grantor(s), hereby convey and warrant to

Dawn Strachan,

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 3, Block 1, Tract No. 1152, 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 \$274,000.00.

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 22 day of February, 2023

Estate of Joyce J. Hannon, deceased

By: Judith Bradfute
Judith Claire Bradfute, Affiant

Mark Stokes
Mark Stokes

State of Oregon } ss
County of Clatsop }

On this 22 day of February, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Judith Bradfute, Affiant for the Estate of Joyce J. Hannon, and Mark Stokes, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Wakarusa Falls
Commission Expires: 3/7/26



Dated this 21 day of February, 2023

Estate of Joyce J. Hannon, deceased

Leanne Stokes
Leanne Stokes

State of _____ } ss
County of _____ }

On this _____ day of February, 2023, before me, _____ a Notary Public in and for said state, personally appeared Leanne Stokes, 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: _____

+ see Attached CA Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

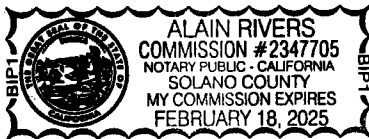
State of California)

County of SOLANO)On 02/21/2023 before me, Alain Rivers NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared Leanne Stokes
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

Signature of Notary Public

Alain Rivers

Place Notary Seal Above

Dated this 22 day of FEB 2023

Estate of Joyce J. Hannon, deceased

Jeanine Gray
Jeanine Gray

State of California } ss
County of Solano }

On this 22nd day of February, 2023, before me, D. G. Duke a Notary Public in and for said state, personally appeared Jeanine Gray, 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.

[Signature]
Notary Public for the State of California
Residing at: Solano County
Commission Expires: 05/14/2023

