



After recording return to:  
Jaecyn Desiree Bone and Joshua  
Christopher Hill  
4350 Calimesa Way  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jaecyn Desiree Bone and Joshua  
Christopher Hill  
4350 Calimesa Way  
Klamath Falls, OR 97603

File No.: 7161-4039930 (SA)

Date: March 21, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Tana M. Hamilton, as Trustee of the Tana M. Hamilton Revocable Living Trust under agreement dated October 17, 2019, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, Grantor, conveys and warrants to Jaecyn Desiree Bone and Joshua Christopher Hill 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 3 IN BLOCK 24 OF TRACT 1194, TENTH ADDITION TO SUNSET VILLAGE, 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.

The true consideration for this conveyance is **\$425,000.00**. (Here comply with requirements of ORS 93.030)

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.

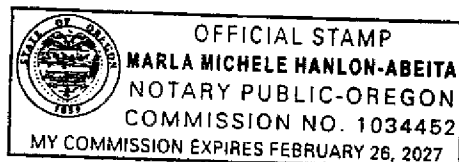
Dated this 21 day of MARCH, 2023.

Tana M. Hamilton, as Trustee of the Tana M. Hamilton Revocable Living Trust under agreement dated October 17, 2019, or to such Successor Trustee of such Trust created under such instrument as may hereafter be appointed

[Signature]  
Tana M. Hamilton, Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of MARCH, 2023 by Tana M. Hamilton as Trustee of the Tana M. Hamilton Revocable Living Trust under agreement dated October 17, 2019, or to such Successor Trustee of such Trust created under such instrument as may hereafter be appointed, on behalf of the Trust.



[Signature]  
Notary Public for Oregon  
My commission expires: 2/26/2027