



**2023-002034**  
Klamath County, Oregon  
03/24/2023 01:50:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

**2023-002095**  
Klamath County, Oregon  
03/28/2023 10:35:02 AM  
Fee: \$87.00

After recording return to:

Patrick Willden and Dallyss Willden

19836 Fennic Ct.

Bend, OR 97702

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

Patrick Willden and Dallyss Willden

19836 Fennic Ct.

Bend, OR 97702

File No. 582491AM

Rerecorded at the request of Amerititle to correct legal description previously recorded in 2023-002034

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### STATUTORY WARRANTY DEED

**Lois Hanson 50%, Franceline Alice Hanson 16.67%, Jacqueline Margaret Hanson 16.67% and Charlene Marie Upton 16.67%,**

Grantor(s), hereby convey and warrant to

**Patrick Willden and Dallyss Willden, as Tenants by the Entirety,**

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 42, Block 33, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Excepting therefrom that portion deeded to the State of Oregon, by and through its Department of Transportation for road purposes recorded May 16, 2013 in 2013-005523, Records of Klamath County, Oregon

The true and actual consideration for this conveyance is \$17,000.00.

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 March, 2023

Lois Hanson  
Lois Hanson

Franceline Alice Hanson  
Franceline Alice Hanson

Jacqueline Margaret Hanson  
Jacqueline Margaret Hanson

Charlene Marie Upton  
Charlene Marie Upton

### ACKNOWLEDGMENT

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 San Joaquin

On 3-22-2023 before me, Anubha Gambhir "Notary Public"  
(Insert name and title of the officer)

personally appeared Lois Hanson, Franceline Alice Hanson, Jacqueline Margaret Hanson, and Charlene Marie Upton, 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 Anubha (Seal)

