



THIS SPACE RESERVED FOR

2023-002538
Klamath County, Oregon
04/07/2023 02:57:02 PM
Fee: \$87.00

After recording return to:

Scott Andersen

75 West 1120 North

American Fork, UT 84003

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

Scott Andersen

75 West 1120 North

American Fork, UT 84003

File No. 583262AM

STATUTORY WARRANTY DEED

Caroline K. Brooks who acquired title as Carolynn K. Brooks,

Grantor(s), hereby convey and warrant to

Scott Andersen,

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 23, Block 38 of 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.**

The true and actual consideration for this conveyance is \$13,500.00.

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 4 day of April, 2023

Caroline K. Brooks
Caroline K. Brooks

State of Washington } ss
County of Clark }

On this 4th day of April, 2023, before me, DOUG HOYER a
Notary Public in and for said state, personally appeared Caroline K. Brooks, 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 Washington
Residing at: Vancouver, WA
Commission Expires: 07/15/26

