2023-002610

Klamath County, Oregon

04/10/2023 03:35:02 PM

Fee: \$122.00

470323085353

RECORDING REQUESTED BY:

TICOR TITLE

1555 E. McAndrews Road, Ste 100 Medford, OR 97504

GRANTOR'S NAME:

The Heirs and Devisees of Bradley Stephen Avooske, also known as Brad Avooske, deceased

GRANTEE'S NAME:

John Earl Fodrie, Sr. and Margaret Ruth McNeil

AFTER RECORDING RETURN TO:

Order No.: 470323085353-MP

John Earl Fodrie, Sr. and Margaret Ruth McNeil, as tenants by the

entirety 33888 Lalo Court

Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

John Earl Fodrie, Sr. and Margaret Ruth McNeil 33888 Lalo Court Chiloquin, OR 97624

APN: 901304

33888 Lalo Court, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

The Heirs and Devisees of Bradley Stephen Avooske, also known as Brad Avooske, deceased, Grantor, conveys and warrants to John Earl Fodrie, Sr. and Margaret Ruth McNeil, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 14, Block 5, Tract No. 1065, Irish Bend, 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 TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$230,000.00). (See ORS 93.030).

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

in virial control in the didensigned have excedded to	his document on the date(s) set forth below.
Dated: 4/7/2023	
The Heirs and Devisees of Bradley Stephen Avooske, also I	known as Brad Avooske, deceased
BY: Kara Nichole Avooske	
Affiant	
BY: Kara/Nichole Avønske	
BY: A A A A A A A A A A A A A A A A A A A	
BY:	
Jessica Gayle Colter	
BY: Deborah Michelle Wall	
2/	
State of Colours	
This instrument was acknowledged before me on $\frac{24}{2}$	by Kara Nichole Avooske
This institution was acknowledged before the oil 1/2//	by Raia Nichole Avooske
(Lacer	}
Notary Public - State of Color Color	MIRELA O CLUNIE NOTARY PUBLIC - STATE OF COLORADO
My Commission Expires: $\frac{4/19/2026}{}$	NOTARY ID 20144032565 MY COMMISSION EXPIRES AUG 19, 2026
State of Colorado	MI COMMISSION EXPIRES AGG 19, 2020
County of Holones	7 7-22
This instrument was acknowledged before me on	by Kara Nichole Avooske as
Affiant for the estate of Bradley Stephen Avooske also know	m as Brad Avooske.
(come	AUDELA O CLUMIE
Notary Public - State of Colorado	MIRELA O CLUNIE NOTARY PUBLIC - STATE OF COLORADO
Notary Public - State of Colorado My Commission Expires: \$\frac{9/19/2020}{2020}\$	
My Commission Expires: <u>\$/19/202C</u>	NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20144032565
	NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20144032565 MY COMMISSION EXPIRES AUG 19, 2026
My Commission Expires: <u>\$\frac{19}{202C}\$</u> State of <u>Coloredo</u>	NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20144032565
My Commission Expires: \$\frac{\begin{align*} \frac{19/202C}{202C} \\ \text{State of } \frac{\text{County of } 1000000000000000000000000000000000000	NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20144032565 MY COMMISSION EXPIRES AUG 19, 2026
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State of County of Holoce This instrument was acknowledged before me on The Notary Public - State of Holoce	NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20144032565 MY COMMISSION EXPIRES AUG 19, 2026 MY COMMISSION EXPIRES AUG 19, 2026 MIRELA O CLUNIE
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STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document	nent on the date(s) set forth below.
Dated: 417123	
The Heirs and Devisees of Bradley Stephen Avooske, also known as	Brad Avooske, deceased
BY:	
Kara Nichole Avooske	
Affiant	
BY: Kara Nichole Avooske	
Kara Nichole Avooske	
BY:	
() A() A.	
Jeseica Gavie Colter	
BY: Deborah Michelle Wall	
Bosordii Mioricile Wali	
State of	
State of County of	
This instrument was acknowledged before me on	by Kara Nichole Avooske
Notary Public - State of	
Notary Public - State of	
My Commission Expires:	
State of County of	
This instrument was acknowledged before me on	by Kara Nichole Avooske as
The second of Endered Copies The second also known as Ende	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Notary Public - State of	
My Commission Expires:	
State of County of	
County of	
This instrument was acknowledged before me on	by Erin Michelle Avooske.
Notary Public - State of	
My Commission Expires:	
4	
State of Galifornia	
County of Sofroma	
This instrument was acknowledged before me on 4-1-202	by Jessica Gayle Colter.
Cell mostly.	WENDY OMIOTEK
Notary Public - State of Cale forma	COMM #2383642 III
My Conmission Expires: 12-15-2025	NOTARY PUBLIC - CALIFORNIA ON SONOMA COUNTY My Comm. Expires Dec. 15, 2025

Page 2

STATUTORY WARRANTY DEED (continued)

	re executed this document on the date(s) set forth below.
Dated: 4(7/23	
The Heirs and Devisees of Bradley Stephen Av	ooske, also known as Brad Avooske, deceased
BY:	
BY: Kara Nichole Avooske Affiant	
BY: Kara Nichole Avooske	
BY:Erin Michelle Avooske	
BY: Jessica Gayle Colter	
BY: Deboral Michelle Wall	
State of	
This instrument was acknowledged before me of	on by Kara Nichole Avooske
Notary Public - State of	
My Commission Expires:	
State of County of	
This instrument was acknowledged before me of Affiant for the estate of Bradley Stephen Avoosk	on by Kara Nichole Avooske as ke also known as Brad Avooske.
Notary Public - State of	
My Commission Expires:	
State of County of	
This instrument was acknowledged before me o	on by Erin Michelle Avooske.
Notary Public - State of	
My Commission Expires:	
State ofCounty of	
This instrument was acknowledged before me c	on by Jessica Gayle Colter.
Notary Public - State of	
My Commission Expires:	_

STATUTORY WARRANTY DEED

(continued)

State of _	(a)	litoc	Dia	
County of	1	3,44	2	

This instrument was acknowledged before me on 47 2023 by Deborah Michelle Wall.

Notary Public - State of California

My Commission Expires: 9000