

2023-002610
Klamath County, Oregon
04/10/2023 03:35:02 PM
Fee: \$122.00

470323085353

RECORDING REQUESTED BY:



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).

Subject to:

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 WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/7/2023

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

BY: Kara Nichole Avooske
Affiant

BY: Kara Nichole Avooske

BY: Erin Michelle Avooske

BY: Jessica Gayle Colter

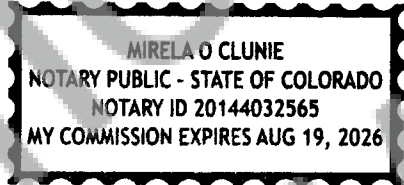
BY: Deborah Michelle Wall

State of Colorado
County of Adams

This instrument was acknowledged before me on 7 April 2023 by Kara Nichole Avooske

[Signature]
Notary Public - State of Colorado

My Commission Expires: 8/19/2026

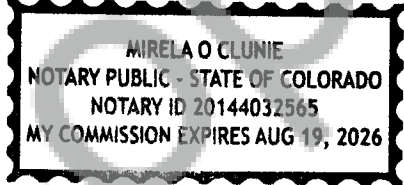


State of Colorado
County of Adams

This instrument was acknowledged before me on 7 April 2023 by Kara Nichole Avooske as Affiant for the estate of Bradley Stephen Avooske also known as Brad Avooske.

[Signature]
Notary Public - State of Colorado

My Commission Expires: 8/19/2026

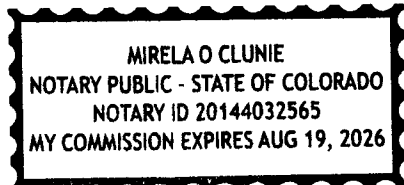


State of Colorado
County of Adams

This instrument was acknowledged before me on 7 April 2023 by Erin Michelle Avooske.

[Signature]
Notary Public - State of Colorado

My Commission Expires: 8/19/2026



State of
County of

This instrument was acknowledged before me on by Jessica Gayle Colter.

Notary Public - State of

My Commission Expires:

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/7/23

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

BY: _____
Kara Nichole Avooske
Affiant

BY: _____
Kara Nichole Avooske

BY: _____
Erin Michelle Avooske

BY: _____
Jessica Gayle Colter

BY: _____
Deborah Michelle Wall

State of _____
County of _____

This instrument was acknowledged before me on _____ by Kara Nichole Avooske

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Kara Nichole Avooske as
Affiant for the estate of Bradley Stephen Avooske also known as Brad Avooske.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Erin Michelle Avooske.

Notary Public - State of _____

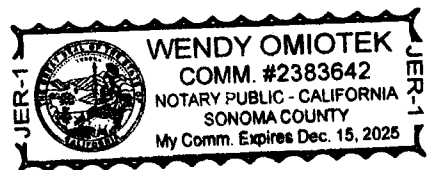
My Commission Expires: _____

State of California
County of Sonoma

This instrument was acknowledged before me on 4-7-2023 by Jessica Gayle Colter.

Notary Public - State of California

My Commission Expires: 12-15-2025



STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/7/23

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

BY: _____
Kara Nichole Avooske
Affiant

BY: _____
Kara Nichole Avooske

BY: _____
Erin Michelle Avooske

BY: _____
Jessica Gayle Colter

BY: Deborah Michelle Wall
Deborah Michelle Wall

State of _____
County of _____

This instrument was acknowledged before me on _____ by Kara Nichole Avooske

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Kara Nichole Avooske as
Affiant for the estate of Bradley Stephen Avooske also known as Brad Avooske.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Erin Michelle Avooske.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Jessica Gayle Colter.

Notary Public - State of _____

My Commission Expires: _____

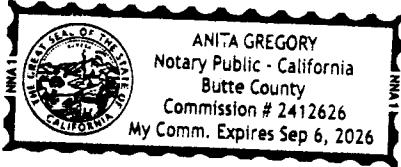
STATUTORY WARRANTY DEED
(continued)

State of California
County of Butte

This instrument was acknowledged before me on 4/7/2023 by Deborah Michelle Wall.

Anita Gregory
Notary Public - State of California

My Commission Expires: 9/6/26



Unofficial Copy