



470323085353

RE-RECORDING COVER SHEET

2023-002619

Klamath County, Oregon

04/11/2023 09:43:02 AM

Fee: \$107.00

Any errors in this cover sheet DO NOT affect the transactions(s) contained in the instrument itself.

AFTER RECORDING RETURN TO:

Name: Ticor Title

Address: 1555 E McAndrews Rd Ste 100

City/State/Zip: Medford, OR 97504

Statutory Warranty Deed previously recorded as Fee No. 2023-002610 is being re-recorded at the request of Ticor Title to correct the vesting for the grantor.

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS (only for instruments conveying or contracting to convey fee title to any real estate):

Name: No Change

Address:

City/State/Zip:

DOCUMENT TITLE: Statutory Warranty Deed

GRANTOR: Kara Nichole Avooskie, as affiant of the Estate of Bradley Stephen Avooske, also known as Brad Avooske, deceased; and by Kara Nichole Avooskie, Erin Michelle Avooske, Jessica Gayle Colter and Deborah Michelle Wall, as the heirs and devisees

CLAIMANT (PLAINTIFF)

GRANTEE: John Earl Fodrie, Sr. and Margaret Ruth McNeil
DEBTOR (DEFENDANT)

TRUE AND ACTUAL CONSIDERATION PAID (only for instruments conveying or contracting to convey fee title to any real estate): \$230,000.00

THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALITIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED: SN/A

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.

* Kara Nichole Avooskie, as affiant of the Estate of Bradley Stephen Avooske, also known as Brad Avooske,
deceased; and by Kara Nichole Avooskie, Erin Michelle Avooske, Jessica Gayle Colter and Deborah
Michelle Wall, as the heirs and devisees

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
Kara Nichole Avooske
Affiant

BY: Kara
Kara Nichole Avooske

BY: Erin
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

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.

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.

Notary Public - State of Colorado

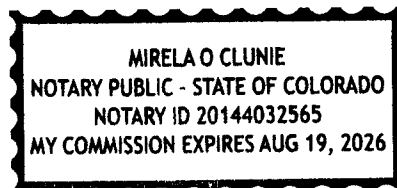
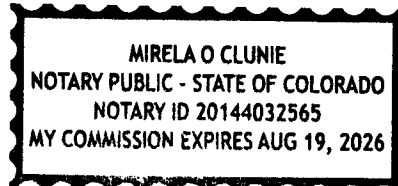
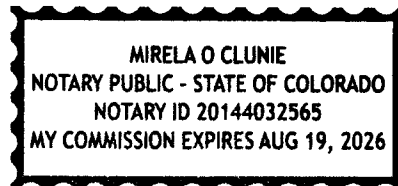
My Commission Expires: 8/19/2026

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

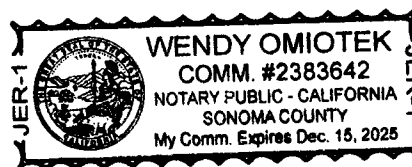
My Commission Expires:

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

