



2023-002761  
Klamath County, Oregon  
04/14/2023 09:53:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Freddy James Stewart II  
3126 Cortez St.  
Klamath Falls, OR 97601

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

Freddy James Stewart II  
3126 Cortez St.  
Klamath Falls, OR 97601

File No. 584569AM

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### STATUTORY WARRANTY DEED

**Kendall Jackson, Conservator for the Estate of Dolores J. Murphy, an incapacitated person,**

Grantor(s), hereby convey and warrant to

**Freddy James Stewart II,**

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 in Block 12 of STEWART ADDITION, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$307,000.00.

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 10<sup>th</sup> day of April, 2023.

The Estate of Dolores J. Murphy, an incapacitated person

By: Kendall Jackson, Conservator  
Kendall Jackson, Conservator

State of Georgia } ss.  
County of Chatham }

On this 10<sup>th</sup> day of April, 2023, before me, Whitney Johnson a Notary Public in and for said state, personally appeared Kendall Jackson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Conservator of the estate of Dolores J. Murphy, and acknowledged to me that he/she/they executed the same as Conservator.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Whitney Johnson  
Notary Public for the State of Georgia  
Residing at: Chatham County  
Commission Expires: July 19, 2024

