

Returned at Counter

After recording return to Daniel B Hudson and  
Shanna Lee Hudson, Trustees  
25415 103<sup>rd</sup> Ave E,  
Graham, WA 98338

**2023-002995**  
Klamath County, Oregon



00313941202300029950030035

04/21/2023 10:20:25 AM

Fee: \$92.00

Until a change is requested all tax statements shall be  
Sent to the following address:  
Daniel and Shanna Hudson, Trustees  
25415 103<sup>rd</sup> Ave E  
Graham, WA 98338

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### Statutory Warranty Deed

**Melody Clark**

Grantor, hereby convey and warrant to

**Daniel Bryce Hudson and Shanna Lee Hudson, Trustees of the Hudson Family Living Trust dated February 24, 2021.**

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:

**Block 34, Lot 14, First Addition to Klamath Forest Estates, according the official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon, tax map 3510-02A0-01200  
Parcel Tax ID 072-232326**

The true and actual consideration for this conveyance is \$100.00

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:

**2023-2024 real property taxes, a lien is not yet due and payable**

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 195.303 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 9855, OREGON LAWS 2009, AND SECIOTNS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19<sup>th</sup> day of April, 2023

TRUSTEES Shanna Lee Hudson  
Shanna Lee Hudson

Melody Clark  
Melody Clark

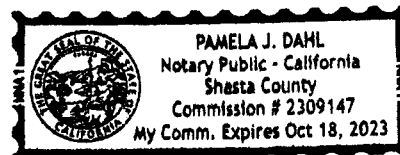
Daniel B. Hudson  
DANIEL B. HUDSON

State of California  
County of Shasta

On this 19<sup>th</sup> day of April, 2023, Before me  
Pamela J. Dahl a Notary Public in and for said state, personally appeared Melody Clark,  
known or identified to me by the person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that she 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.

Pamela J. Dahl  
Notary Public in the State of California  
Residing at: Redding, CA  
Commission Expires: 10-18-2023



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Shasta }

On April 19, 2023 before me, Pamela J. Dahl, Notary Public  
Date Here Insert Name and Title of the Officer

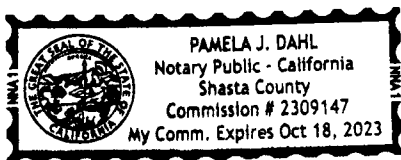
personally appeared Shanna Lee Hudson and  
Name(s) of Signer(s)

Daniel B. Hudson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Pamela J. Dahl

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: 04-19-2023 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Melody Clark

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_