



THIS SPACE RESERVED FOR

2023-004054

Klamath County, Oregon

05/26/2023 01:49:01 PM

Fee: \$92.00

After recording return to:

Jonathan Pouliot

3859 Altamont Dr.

Klamath Falls, OR 97603

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

Jonathan Pouliot

3859 Altamont Dr.

Klamath Falls, OR 97603

File No. 589307AM

STATUTORY WARRANTY DEED

Chantel Paschke and Joel Summers, Co-Conservators of the Estate of Dana L. Saylor, a Protected Person and Chantel Paschke,

Grantor(s), hereby convey and warrant to

Jonathan Pouliot,

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:

The North Half of the West 183.75 feet of the West Half of the South Half of the North Half of the Southeast Quarter of the Southwest Quarter, of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, State of Oregon.

Excepting therefrom that portion lying within Third Street, Lincoln Street or the alley as set out in Deed recorded August 14, 1945 in Volume 196, page 433.

Also excepting therefrom a portion of the North Half of the Southeast Quarter of the Southwest Quarter of Section 1, Township 41 South, Range 10 East, Willamette Meridian, described as follows:

Beginning at a point which lies North along the Section line 825 feet from the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, which point is the Southeast corner of that certain parcel of land described in Deed Book 175, page 345, Records of Klamath County, Oregon, thence East 40 feet; which is the True Point of Beginning of the parcel of land herein described and lies on the East boundary line of a dedicated street; thence continuing East along a line parallel to the South line of the said Southeast Quarter of the Southwest Quarter, 135.75 feet to the West line of a dedicated alley, thence North along the West line of said Alley 62.5 feet; thence West, parallel to the South line of said Southeast Quarter of the Southwest Quarter; 135.75 feet, to the East line of the above mentioned Street; thence South along the East line of said Street 62.5 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$265,900.00.

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 25 day of May, 2023.

The Estate of Dana L. Sayler, a Protected Person

[Signature]
Chantel Paschke, Co-Conservator

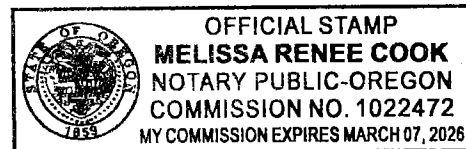
[Signature]
Chantel Paschke

State of Oregon} ss.
County of Klamath}

On this 25 day of May, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Chantel Paschke known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Conservators of the estate of Dana L. Sayler, and acknowledged to me that he/she/they executed the same as Co-Conservators and Chantel Paschke, Individually.

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

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/7/26



The Estate of Dana L. Sayler, a Protected Person

By [Signature]
Joel Summers, Co-Conservator

State of Alaska } ss.
County of Anchorage }

On this 23 day of May, 2023, before me, Michael Claiborne a Notary Public in and for said state, personally appeared Joel Summers known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Conservators of the estate of Dana L. Sayler, and acknowledged to me that he/she/they executed the same as Co-Conservators.

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

[Signature]
Notary Public for the State of Alaska
Residing at: Anchorage
Commission Expires: Jan 1, 2026

