



2023-004544
Klamath County, Oregon
06/14/2023 09:34:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Curtis Hogan and Joleen S. Hogan

PO Box 435

Dorris, CA 96023

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

Curtis Hogan and Joleen S. Hogan

PO Box 435

Dorris, CA 96023

File No. 592927AM

STATUTORY WARRANTY DEED

Bruce N. Yocum and Rosemary Yocum, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Curtis Hogan and Joleen S. Hogan, as Tenants by the Entirety,

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:

Parcel 2 of Land Partition 09-17, Replat of Parcel 3 of LP 2-08 located in the SE1/4 Section 36, Township 39 South, Range 7 East of the Willamette Meridian and NE1/4 Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, recorded November 9, 2017, Instrument 2017-012919

The true and actual consideration for this conveyance is \$175,000.00.

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 12 day of June 2023.

Bruce N. Yocum
Bruce N. Yocum

Rosemary Yocum
Rosemary Yocum

State of WA } ss
County of Spocone }

On this 12 day of June, 2023, before me, KATIE HIATT a Notary Public in and for said state, personally appeared Bruce N. Yocum and Rosemary Yocum, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they 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.

Katie Hiatt
Notary Public for the State of WA
Residing at: Spocone
Commission Expires: 1-2-25

