



THIS SPACE RESERVED FOR

2023-006317
Klamath County, Oregon
07/27/2023 09:47:02 AM
Fee: \$92.00

After recording return to:
Matthew Stuart Hansen
31517 Yonna St.
Bonanza, OR 97623

Until a change is requested all tax statements shall be
sent to the following address:
Matthew Stuart Hansen
31517 Yonna St.
Bonanza, OR 97623
File No. 598363AM

STATUTORY WARRANTY DEED

Andrea L. Hansen Clyde, Affiant/Claiming Successor of the Estate of Stuart W. Hansen also known as Stuart Wesley Hansen, Andrea L. Hansen Clyde also known as Andrea Clyde, and Matthew Hansen, as to Parcel 1;

Andrea L. Hansen Clyde, as Successor Trustee of the Stuart W. Hansen Revocable Living Trust under agreement dated October 3, 2019, as to Parcel 2;

Grantor(s), hereby convey and warrant to

Matthew Stuart Hansen,

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 1:

Lot 10, Block 31, Grandview Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lot 6 and the West 12.5 feet of Lot 7, Block 30, Grandview Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH those portions of vacated streets adjacent per Vacation Ordinance No. 210 recorded June 19, 1967 in Volume M67, page 4580, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$130,000.00.
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:

2023-2024 Real Property Taxes, a lien 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 195.305 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 19th day of July 2023

The Stuart W. Hansen Revocable Living Trust under agreement dated October 3, 2019

By: [Signature]
Andrea L. Hansen Clyde, Successor Trustee

The Estate of Stuart Wesley Hansen

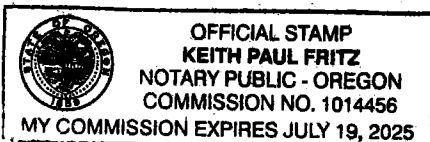
By: [Signature]
Andrea L. Hansen Clyde, Affiant/Claiming Successor

[Signature]
Andrea L. Hansen Clyde

State of Oregon } ss
County of Yamhill }

48 On this 19 day of July, 2023, before me, Keith Paul Fritz a Notary Public in and for said state, personally appeared Andrea L. Hansen Clyde individually and as Successor Trustee of the Stuart W. Hansen Revocable Living Trust and as Affiant/Claiming Successor of the Estate of Stuart Wesley Hansen, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: 304 Quail Dr. Newberg OR 97132
Commission Expires: July 19, 2025

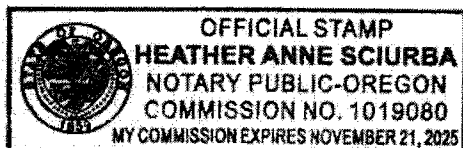


[Signature]
Matthew Hansen

State of Oregon } ss
County of Klamath }

On this 18th day of July, 2023, before me, Heather Sciurba, a Notary Public in and for said state, personally appeared Matthew Hansen 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 11/21/2025



See attached

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 _____ day of _____, _____.

The Stuart W. Hansen Revocable Living Trust under agreement dated October 3, 2019

By: _____
Andrea L. Hansen Clyde, Successor Trustee

The Estate of Stuart Wesley Hansen

By: _____
Andrea L. Hansen Clyde, Affiant/Claiming Successor

Andrea L. Hansen Clyde

State of _____ } ss
County of _____ }

On this _____ day of July, 2023, before me, _____ a Notary Public in and for said state, personally appeared Andrew L. Hansen Clyde individually and as Successor Trustee of the Stuart W. Hansen Revocable Living Trust and as Affiant/Claiming Successor of the Estate of Stuart Wesley Hansen, 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.

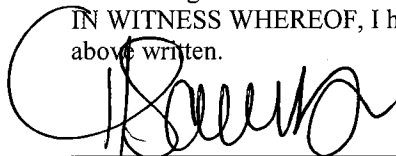
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____



Matthew Hansen

State of Oregon } ss
County of Klamath }

On this 18th day of July, 2023, before me, Heather Sciurba, a Notary Public in and for said state, personally appeared Matthew Hansen 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 11/21/2025

