



2023-006864  
Klamath County, Oregon  
08/14/2023 09:40:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brandon Ekstrom and Kirsten Ekstrom

PO Box 121

Bonanza, OR 97623

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

Brandon Ekstrom and Kirsten Ekstrom

PO Box 121

Bonanza, OR 97623

File No. 600401AM

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### STATUTORY WARRANTY DEED

**Andrea L. Hansen Clyde, as Affiant of the Estate of Stuart W. Hansen, deceased, and Andrea L. Hansen Clyde, fka Andrea L. Hansen, as Successor Trustee of the Stuart W. Hansen Revocable Living Trust dated October 3, 2019,**

Grantor(s), hereby convey and warrant to

**Brandon Ekstrom and Kirsten Ekstrom, 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:

**Lot 5 and the West 30 feet of Lot 4, Block 30, GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$11,500.00.

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 07 day of August, 2023

Estate of Stuart W. Hansen

By: Andrea L. Hansen Clyde  
Andrea L. Hansen Clyde, Affiant

Stuart W. Hansen Revocable Living Trust

By: Andrea L. Hansen Clyde  
Andrea L. Hansen Clyde, Successor Trustee

State of Oregon } ss

County of Washington

On this 07 day of August, 2023, before me, JUDITH ANN COBB, a Notary Public in and for said state, personally appeared Andrea L. Hansen Clyde, as Affiant of the Estate of Stuart W. Hansen, and Andrea L. Hansen Clyde, as Successor Trustee of the Stuart W. Hansen Revocable Living Trust, 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.

Judith Ann Cobb

Notary Public for the State of Oregon

Residing at: Washington Co. Oregon

Commission Expires: 07-11-2027

