



2023-007085
Klamath County, Oregon
08/18/2023 02:34:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Katrina Hopf

450 Michigan Ave

Klamath Falls, OR 97601

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

Katrina Hopf

450 Michigan Ave

Klamath Falls, OR 97601

File No. 599492AM

STATUTORY WARRANTY DEED

Timothy J. Phillips, Claiming Successor for the Estate of James Timothy Phillips, also known as James T. Phillips, Deceased, Timothy J. Phillips, Individually, and Michael Phillips,

Grantor(s), hereby convey and warrant to

Katrina Hopf,

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 2 in Block 54, HOT SPRINGS SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$187,000.00.

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 16 day of August, 2023

Estate of James Timothy Phillips, also known as James T. Phillips, Deceased

By: [Signature]
Timothy J. Phillips, Claiming Successor

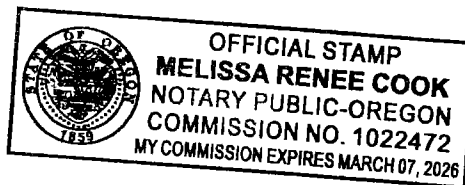
By: [Signature]
Timothy J. Phillips

State of [Signature] } ss.
County of [Signature] }

On this 16 day of August, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Timothy J. Phillips, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of James Timothy Phillips, also known as James T. Phillips, Deceased, Timothy J. Phillips, Individually, and acknowledged to me that he/she/they executed the 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
Residing at: [Signature]
Commission Expires: 3/7/26



Dated this 17 day of August 2023.

Estate of James Timothy Phillips, also known as James T. Phillips, Deceased

By: Michael Phillips
Michael Phillips

State of OREGON } ss.
County of WASHINGTON }

On this 17 day of August, 2023, before me, JUDITH ANN COBB a Notary Public in and for said state, personally appeared Michael Phillips, 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.

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 Beaverton, OR
Commission Expires:
5-11-2027

