



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jesse A. Falleur and Molly S. Falleur

6510 S. 6th St, Box 213

Klamath Falls, OR 97603

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

Jesse A. Falleur and Molly S. Falleur

6510 S. 6th St, Box 213

Klamath Falls, OR 97603

File No. 601683AM

---

### STATUTORY WARRANTY DEED

**Bunker Blues William Rogge and Katrina Petrini Popovich, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Jesse A. Falleur and Molly S. Falleur, 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:

**Lots 17 and 18 in Block 1 of BRYANT TRACTS NO. 2, 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 \$165,000.00.

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.

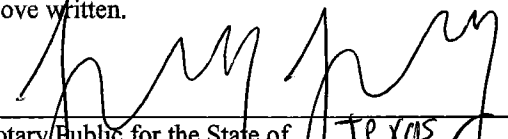
Dated this 14 day of September, 2023

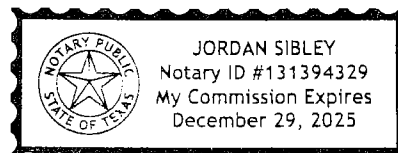


Bunker Blues William Rogge

State of Texas } ss  
County of Comal }

On this 14 day of September, 2023, before me, Jordan Sibley <sup>446</sup> a Notary Public in and for said state, personally appeared Bunker Blues William Rogge, 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 Texas  
Residing at: Comal County  
Commission Expires: 12/29/2025



Dated this 16<sup>th</sup> day of September 2023

Katrina Petrini Popovich  
Katrina Petrini Popovich

State of California } ss  
County of Santa Cruz

On this 16<sup>th</sup> day of September, 2023, before me, Christina Lynn Wise a Notary Public in and for said state, personally appeared Katrina Petrini Popovich, 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.

Christina Lynn Wise  
Notary Public for the State of California  
Residing at: Scotts Valley, California  
Commission Expires: 10/13/2024

