



2023-008311
Klamath County, Oregon
09/22/2023 02:09:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tammy Willis

1324 Wilford Ave

Klamath Falls, OR 97601

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

Tammy Willis

1324 Wilford Ave

Klamath Falls, OR 97601

File No. 606202AM

STATUTORY WARRANTY DEED

Sharon A. Thompson, Individually and as Claiming Successor for the Estate of Roger B. Kellow, deceased,
Grantor(s), hereby convey and warrant to

Tammy Willis,

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 13 Block 4 STEWART 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 \$75,000.00.

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 21st day of September, 2023.

Estate of Roger B. Kellow, deceased

BY: Sharon A. Thompson
Sharon A. Thompson, Claiming Successor

BY: Sharon A. Thompson
Sharon A. Thompson, Individually

State of Washington } ss.
County of Gray Harbor }

On this 21 day of September, 2023, before me, Bruce McMillan a Notary Public in and for said state, personally appeared Sharon A. Thompson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor for the Estate of Roger B. Kellow, deceased, and Individually, acknowledged to me that he/she/they executed the same as Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Bruce McMillan
Notary Public for the State of Washington
Residing at: Ocean Shores, WA.
Commission Expires: 6/25/2027

