



2023-009491
Klamath County, Oregon
11/03/2023 09:40:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tracy M. Sells

6923 Hilyard Ct

Klamath Falls, OR 97603

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

Tracy M. Sells

6923 Hilyard Ct

Klamath Falls, OR 97603

File No. 602422AM

STATUTORY WARRANTY DEED

Flora Jean Smith, Claiming Successor of the Estate of Randall C. Eddins also known as Randall Cary Eddins, Deceased, and Flora Jean Smith, Individually,

Grantor(s), hereby convey and warrant to

Tracy M. Sells,

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 6, Block 3, Tract No. 1085, Country Green, 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 \$224,900.00.

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:

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 26 day of October, 2023.

The Estate of Randall C. Eddins also known as Randall Cary Eddins, Deceased

By: Flora Jean Smith
Flora Jean Smith, Claiming Successor

By: Flora Jean Smith
Flora Jean Smith

State of Colorado } ss.
County of Larimer }

On this 26 day of October, 2023, before me, Elizabeth H. Galligan a Notary Public in and for said state, personally appeared Flora Jean Smith known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Randall C. Eddins also known as Randall Cary Eddins, deceased, and 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.

Elizabeth H. Galligan
Notary Public for the State of _____
Residing at: Cleveland, Colorado
Commission Expires: 2/27/27

