



2023-010321

Klamath County, Oregon

11/30/2023 02:13:02 PM

Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lisa M. Williams and Christopher J. Williams

P.O. Box 394

Klamath Falls, OR 97601

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

Lisa M. Williams and Christopher J. Williams

P.O. Box 394

Klamath Falls, OR 97601

File No. 614880AM

STATUTORY WARRANTY DEED

**Eva J. LaRue, individually and as affiant of the Estate of Carol Ann Keller,
Ronald Ray Keller,
Merlin N. Keller,**

Grantor(s), hereby convey and warrant to

Lisa M. Williams and Christopher J. Williams, 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:

A tract of land situated in the SE1/4 SW1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the South one-quarter corner of said section; thence North along the center section line 200 feet; thence West parallel with the South Section line of said Section, 268 feet; thence South parallel with said center line 200 feet to the South Section line; thence East along said South Section line 268 feet to the point of beginning.

The true and actual consideration for this conveyance is \$79,000.00.

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:

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 28 day of November 2023.

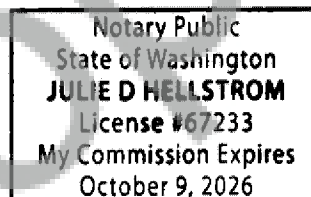
Estate of Carol Ann Keller

BY: Eva J. LaRue
Eva J. LaRue, Affiant

State of WA } ss
County of Spokane

On this 28 day of November, 2023, before me, Julie D. Hellstrom a Notary Public in and for said state, personally appeared Eva J. LaRue, Affiant of the Estate of Carol Ann Keller, deceased, 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.

Julie D. Hellstrom
Notary Public for the State of WA
Residing at: Spokane
Commission Expires: 10/9/26



Ronald Ray Keller

State of _____ } ss
County of _____ }

On this _____ day of November, 2023, before me, _____ a Notary Public in and for said state, personally appeared Ronald Ray Keller, 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 _____
Residing at: _____
Commission Expires: _____

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 20 day of Nov. 2023.

Estate of Carol Ann Keller

BY: _____
Eva J. LaRue, Affiant

State of _____ } ss
County of _____ }

On this _____ day of November, 2023, before me, _____ a Notary Public in and for said state, personally appeared Eva J. LaRue, Affiant of the Estate of Carol Ann Keller, deceased, 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.

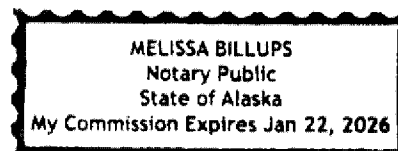
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Ronald Ray Keller
Ronald Ray Keller

State of Alaska } ss
County of Kenai Peninsula

On this 28th day of November, 2023, before me, Melissa Billups a Notary Public in and for said state, personally appeared Ronald Ray Keller, 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.

Melissa Billups
Notary Public for the State of Alaska
Residing at: Soldotna, AK
Commission Expires: 01/22/2026



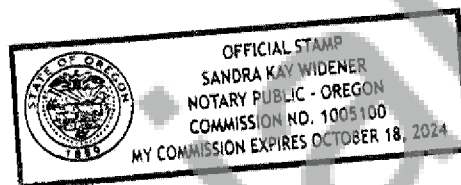
COMM# 220122003
EXP DATE JAN 22, 2026

Merlin N. Keller
Merlin N. Keller

State of Oregon } ss
County of Umatilla }

On this 28th day of November, 2023, before me, Sandra Kay Widener a Notary Public in and for said state, personally appeared Merlin N. Keller, 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.

Sandra Kay Widener
Notary Public for the State of Oregon
Residing at: Permiston, OR
Commission Expires: 10/18/2024



Eva J. LaRue
Eva J. LaRue

State of _____ } ss
County of _____ }

On this _____ day of November, 2023, before me, _____ a Notary Public in and for said state, personally appeared Eva J. LaRue 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 _____
Residing at: _____
Commission Expires: _____

Merlin N. Keller

State of _____ } ss
County of _____ }

On this _____ day of November, 2023, before me, _____ a Notary Public in and for said state, personally appeared Merlin N. Keller, 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 _____
Residing at: _____
Commission Expires: _____

ⓧ Eva J. LaRue
Eva J. LaRue

State of WA } ss
County of Spokane }

On this 28 day of November, 2023, before me, Julie D. Hellstrom a Notary Public in and for said state, personally appeared Eva J. LaRue 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.

Julie D. Hellstrom
Notary Public for the State of WA
Residing at: Spokane
Commission Expires: 10/9/26

