



2023-010755
Klamath County, Oregon
12/15/2023 01:00:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joseph D. Hartley and Debra C. Hartley

2652 Fairway Dr.

Klamath Falls, OR 97601

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

Joseph D. Hartley and Debra C. Hartley

2652 Fairway Dr.

Klamath Falls, OR 97601

File No. 611331AM

STATUTORY WARRANTY DEED

Mark Eugene Florence and Barry Wallace Thompson Successor Trustees, of the Gary & Patsy Florence Family Trust,

Grantor(s), hereby convey and warrant to

Joseph D. Hartley and Debra C. Hartley, 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:

Lot 6, TRACT 1274 - JUNIPER RIDGE, 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 \$555,000.00.

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 8th day of December, 2023.

Gary & Patsy Florence Family Trust

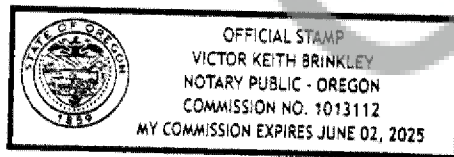
By: [Signature]
Mark Eugene Florence, Successor Trustee

State of Oregon } ss.
County of Lane }

On this 8th day of December, 2023, before me, Victor Keith Brinkley a Notary Public in and for said state, personally appeared Mark Eugene Florence known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Gary & Patsy Florence Family Trust, and acknowledged to me that he/she/they executed the same as Successor Trustee.

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 Oregon
Residing at: 767 Arden St. Eugene, OR 97402
Commission Expires: June 2, 2025



Gary & Patsy Florence Family Trust

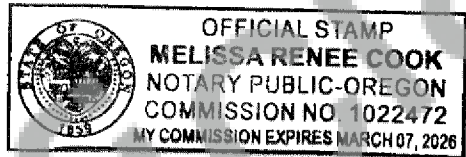
By: [Signature]
Barry Wallace Thompson, Successor Trustee

State of Oregon) ss.
County of Clatsop

On this 12 day of December, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Barry Wallace Thompson known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Gary & Patsy Florence Family Trust, and acknowledged to me that he/she/they executed the same as Successor Trustee.

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 Oregon»
Residing at: [Signature]
Commission Expires: 3/7/24



Unofficial Copy