



2023-010945
Klamath County, Oregon
12/22/2023 01:35:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christine N. Helsel and Rod Helsel

6416 Ventura Dr.

Klamath Falls, OR 97603

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

Christine N. Helsel and Rod Helsel

6416 Ventura Dr.

Klamath Falls, OR 97603

File No. 613795AM

STATUTORY WARRANTY DEED

Danielle Layton and Tyler Freed,

Grantor(s), hereby convey and warrant to

Christine N. Helsel and Rod Helsel, as Tenants in Common, each as to an undivided ½ interest,

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 10 in Block 19 of TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

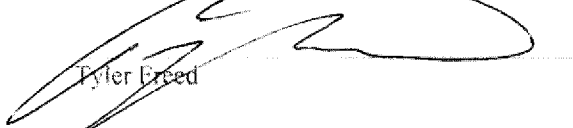
The true and actual consideration for this conveyance is \$420,000.00.

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 14th day of December, 2023.

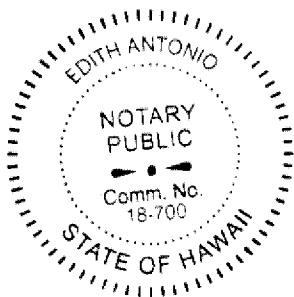

Danielle Layton


Tyler Freed

State of Hawaii } ss
County of Hawaii }

On this 14th day of December, 2023, before me, Edith Antonio a Notary Public in and for said state, personally appeared Danielle Layton and Tyler Freed, 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 Hawaii
Residing at: Hawaii
Commission Expires: 12/16/2026



HAWAII ACKNOWLEDGMENT

H.R.S. 502-41(6); H.A.R. 5-11-8

State of Hawaii

☐ City and County of Honolulu OR

☒ County of Hawaii

} ss.

On this 14th day of December, 2023, in the Third Circuit, State of Hawaii,
Day Month Year Name of Circuit

before me personally appeared Danielle Layton (.),
Name of Signer 1

(and Tyler Freed (.)) to me personally known (or
Name of Signer 2 (if any)

satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to this instrument, who, being by

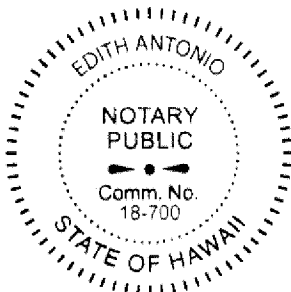
me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument identified or

described as Statutory Warranty Deed as the free act and deed of such
Type of Document

person(s), and if applicable, in the capacity shown having been duly authorized to execute such instrument

in such capacity. The foregoing instrument is dated December 14, 2023 and contained
Date of Document

2 pages at the time of this acknowledgment/certification.
No. of Pages



Place Notary Seal or Stamp Above

Edith Antonio

Printed Name of Notary Public

Notary Public — STATE OF HAWAII

My commission expires: 12/16/2026

Edith Antonio

Signature of Notary Public