



2024-000317
Klamath County, Oregon
01/11/2024 12:05:02 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Justin Lamb and Jessica Vogel and Heidi C.

Whittington

1705 Burns St.

Klamath Falls, OR 97603

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

Justin Lamb and Jessica Vogel and Heidi C.

Whittington

1705 Burns St.

Klamath Falls, OR 97603

File No. 613304AM

STATUTORY WARRANTY DEED

Roger Duane Onsen, Affiant of the Estate of Dale Russell Onsen who acquired title as Dale R. Onsen, deceased, and Roger Duane Onsen, individually and Kathleen Dawn Workman, individually,

Grantor(s), hereby convey and warrant to

Justin Lamb and Jessica Vogel and Heidi C. Whittington, all with right of survivorship,

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 5, Block B, HOMECREST, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following described real property, to wit:

Beginning at the Southwest corner of Lot 5, Block B of HOMECREST; thence running North along the West line of said Lot 5 a distance of 68 feet; thence East 78 feet, more or less, to the East line of said Lot 5; thence Southerly along the East line of said Lot 5 to the Southeast corner thereof; thence West along the South line of Lot 5, 70 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$176,000.00.

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:

SIGNED IN COUNTERPART

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 8 day of January, 2024 _____.

Estate of Dale Russell Onsen who acquired title as Dale R. Onsen, deceased

By: Roger Duane Onsen
Roger Duane Onsen, Affiant

By: Roger Duane Onsen
Roger Duane Onsen, Individually

By: _____
Kathleen Dawn Workman, Individually

State of Arizona } ss
County of Maricopa }

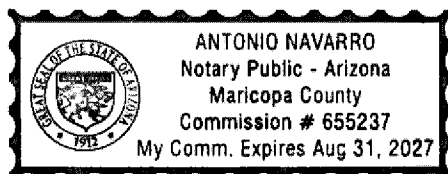
On this 8th day of January, 2024, before me, Antonio Navarro a Notary Public in and for said state, personally appeared Roger Duane Onsen as Affiant for Estate of Dale Russell Onsen and individually, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument 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.

Antonio Navarro
Notary Public for the State of Arizona

Residing at: Maricopa

Commission Expires: 8/31/2027



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 08 day of January, 2024

Estate of Dale Russell Onsen who acquired title as Dale R. Onsen, deceased

By: _____
Roger Duane Onsen, Affiant

By: _____
Roger Duane Onsen, Individually

By: Kathleen Workman
Kathleen Dawn Workman, Individually

State of _____ } ss
County of _____ }

On this _____ day of January, 2024, before me, _____ a Notary Public in and for said state, personally appeared Roger Duane Onsen as Affiant for Estate of Dale Russell Onsen and individually, 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: _____

State of Idaho } ss
County of Jerome }

On this 08 day of January, 2024, before me, Brandon S. Vollmer a Notary Public in and for said state, personally appeared Kathleen Dawn Workman, 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.

Brandon S. Vollmer
Notary Public for the State of Idaho
Residing at: Twin Falls
Commission Expires: 05-04-2024

