



2024-001613

Klamath County, Oregon

03/01/2024 01:08:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Compass Rose, LLC, an Oregon limited liability
company

5241 Shasta Wy

Klamath Falls, OR 97603

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

Compass Rose, LLC, an Oregon limited liability
company

5241 Shasta Wy

Klamath Falls, OR 97603

File No. 620859AM

STATUTORY WARRANTY DEED

Kimberly Susanne Dearing Affiant of the Estate of Sandra Joanne Williams, who acquired title as Sandra J. Williams and also Kimberly Susanne Dearing, Individually,

Grantor(s), hereby convey and warrant to

Compass Rose, LLC, an Oregon limited liability company,

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 11, Block 304, DARROW ADDITION to the City of Klamath Falls, 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 \$85,000.00.

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 February, 2024.

Estate of Sandra Joanne Williams

Kimberly Susanne Dearing Affiant
Kimberly Susanne Dearing, Affiant

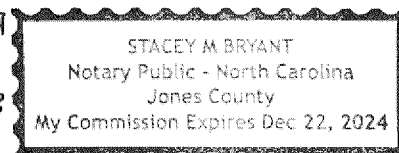
Kimberly Susanne Dearing Individually
Kimberly Susanne Dearing, Individually

State of NORTH CAROLINA } ss.
County of CRAVEN }

On this 28 day of February, 2024, before me, STACEY M BRYANT
a Notary Public in and for said state, personally appeared Kimberly Susanne Dearing known or identified to me to be the person whose name is subscribed to the foregoing instrument as Affiant of the Estate of Sandra Joanne Williams, and acknowledged to me that he/she/they executed the same as Affiant.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacey M Bryant
Notary Public for the State of NORTH CAROLINA
Residing at: JONES County 8030115 Highway 17
Commission Expires: 12-22-2024 Pollocksville
NC
28513



State of NORTH CAROLINA } ss.
County of CRAVEN }

On this 28 day of February, 2024, before me, STACEY M BRYANT
a Notary Public in and for said state, personally appeared Kimberly Susanne Dearing, known or identified
to me to be the person whose name is subscribed to the within instrument and acknowledged to me that
he/she/they executed the 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 NORTH CAROLINA

Residing at: JONES County 8080 us Highway 17 Pollocksville NC 28573

Commission Expires: 12-22-2024

