



2024-001977

Klamath County, Oregon

03/15/2024 09:16:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Jordan Howard and Cara Howard

11614 Ground Ct

Klamath Falls, OR 97603

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

Jordan Howard and Cara Howard

11614 Ground Ct

Klamath Falls, OR 97603

File No. 623051AM

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### STATUTORY WARRANTY DEED

**Richard E. Robertson and Ken Katsuda, each as to an undivided 1/2 interest,**

Grantor(s), hereby convey and warrant to

**Jordan Howard and Cara Howard, 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 1, Block 6, TRACT 1152 - NORTH HILLS, 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 \$180,000.00.**

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 8<sup>TH</sup> day of MARCH, 2024.

Richard E. Robertson  
Richard E. Robertson

State of OR } ss  
County of Deschutes }

State of Oregon } ss  
County of ~~Klamath~~ Deschutes

On this 8 day of March, 2024, before me, Leesa Adams a Notary Public in and for said state, personally appeared Richard E. Robertson, 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.

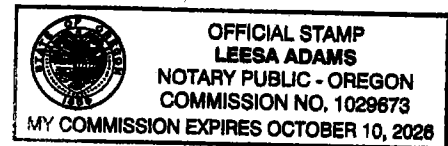
Leesa Adams  
Notary Public for the State of Oregon  
Residing at: ~~Klamath County~~ Redmond, OR  
Commission Expires: 10-10-2026

State of OR } ss:  
County of Deschutes }

On this 8 day of March, 2024, before me, Leesa Adams a Notary Public in and for said state, personally appeared Richard E Robertson known or identified to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Leesa Adams  
Notary Public for the State of OR  
Residing at: Redmond OR  
Commission Expires: 10-10-2026



In Witness Whereof, the grantor has executed this instrument this 8 day of March 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

By: Ken Katsuda  
Ken Katsuda, Member

State of CA } ss  
County of Ventura }

On this 8 day of March, 2024, before me, Martina Murillo a Notary Public in and for said state, personally appeared Ken Katsuda known or identified to me to be the Member in the Limited Liability Company known as North Hills, L.L.C., an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 CA  
Residing at: Ventura  
Commission Expires: 5-24-26

