



2024-002707
Klamath County, Oregon
04/11/2024 10:10:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dustin Robert Kautzman and Amber Dawn
Kautzman

28045 Petersteiner Rd.

Bonanza, OR 97623

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

Dustin Robert Kautzman and Amber Dawn
Kautzman

28045 Petersteiner Rd.

Bonanza, OR 97623

File No. 628272AM

STATUTORY WARRANTY DEED

John Manly and Wyvonna Manly, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Dustin Robert Kautzman and Amber Dawn Kautzman, 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 in Block 3 of Tract 1009, Yonna Woods, 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 \$25,000.00.

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 10th day of April, 2024

John Manly

John Manly

Wyvonna Manly

Wyvonna Manly

State of Virginia } ss
County of Loudoun }

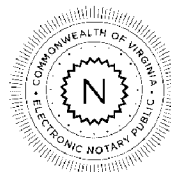
On this 10th day of April, 2024, before me, Gloria Asare, a Notary Public in and for said state, personally appeared John Manly and Wyvonna Manly, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.

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

Gloria Asare

Electronic Notary Public

Notary Public for the State of Virginia
Residing at: Loudoun, VA
Commission Expires: 12/31/2024
Registration No: 7901547



Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.