



2024-002895
Klamath County, Oregon
04/17/2024 11:30:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Erick Francis Holsey and Angela Michelle Holsey
PO Box 3602
La Pine, OR 97739

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

Erick Francis Holsey and Angela Michelle Holsey
PO Box 3602
La Pine, OR 97739
File No. 626225AM

STATUTORY WARRANTY DEED

**Caitlin Nicole Hopkins who acquired title as Caitlin Nicole Muhleman and Brandon Lee Hopkins, as
Tenants in Common each as to an undivided 50% interest,**

Grantor(s), hereby convey and warrant to

Erick Francis Holsey and Angela Michelle Holsey, 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 2 in Block 1 of WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-001A0-01700


The true and actual consideration for this conveyance is \$410,000.00.


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:

Return To: 
AmeriTitle

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 15 day of April, 2024.

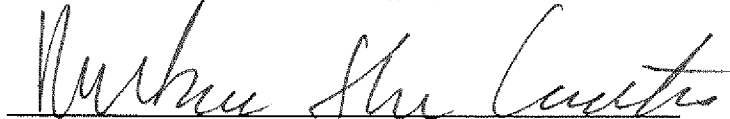

Caitlin Nicole Hopkins


Brandon Lee Hopkins

State of Oregon } ss
County of Deschutes }

On this 15 day of April, 2024, before me, Rebecca Jean Carter a Notary Public in and for said state, personally appeared Caitlin Nicole Hopkins and Brandon Lee Hopkins, 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 Oregon
Residing at: Lapine
Commission Expires: March 13 2028

