

Returned at Counter



**2024-003465**

**Klamath County, Oregon**



00327961202400034650060062

THIS SP/

05/06/2024 10:17:54 AM

Fee: \$107.00

After recording return to:

Helo 4 LLC., an Oregon Limited Liability  
Company  
2540 Beall Lane  
Central Point, OR 97502

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

Helo 4 LLC., an Oregon Limited Liability  
Company  
2540 Beall Lane  
Central Point, OR 97502  
File No. 628698AM

---

### STATUTORY WARRANTY DEED

**Rebecca Butts, as Affiant of the Estate of Nancy Mae Smith, who acquired title as Nancy Cochran, deceased., Rebecca Butts, Hollie Doty, Paul Horton, and Haley Horton,**

Grantor(s), hereby convey and warrant to

**Helo 4 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:

**Please see attached Exhibit "A"**

**The true and actual consideration for this conveyance is \$155,000.00.**

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 30 day of April, 2024.

Estate of Nancy Mae Smith, who acquired title as Nancy Cochran, deceased.

By: Rebecca Butts  
Rebecca Butts, Claiming Successor

By: Rebecca Butts  
Rebecca Butts, Individually

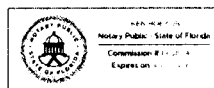
State of Florida } ss.  
County of Sarasota }

On this 30th day of April, 2024, before me, Ken Hoey, Jr a Notary Public in and for said state, personally appeared Rebecca Butts known or identified to me to be the person whose name is subscribed to the foregoing instrument as Affiant of the Estate of Nancy Mae Smith, who acquired title as Nancy Cochran, and Individually and acknowledged to me that he/she/they executed the same as Successor Trustee.

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

Ken Hoey, Jr

Notary Public for the State of Florida  
Residing at: 7206 Oak Moss Drive Sarasota FL 34241  
Commission Expires: 07/23/2026



Dated this 01 day of May, 2024.

Estate of Nancy Mae Smith, who acquired title as Nancy Cochran, deceased.

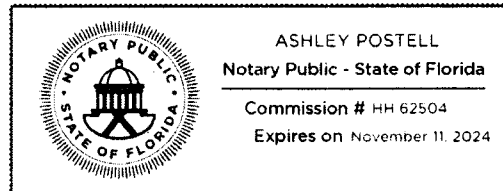
By: Hollie Doty  
Hollie Doty

State of Florida } ss.  
County of Duval }

On this 01 day of May, 2024, before me, Ashley Postell a Notary Public in and for said state, personally appeared Hollie Doty known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same as. Driver License used for ID.

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

Ashley Postell  
Notary Public for the State of Florida  
Residing at: Florida  
Commission Expires: 11/11/2024  
Ashley Postell



Notarized remotely online using communication technology via Proof.

Dated this 30 day of April, 2024.

Estate of Nancy Mae Smith, who acquired title as Nancy Cochran, deceased.

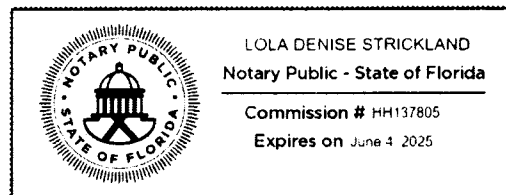
By: Paul Horton  
Paul Horton

State of Florida } ss.  
County of Duval }

On this 30th day of April, 2024, before me, Lola Denise Strickland a Notary Public in and for said state, personally appeared Paul Horton known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same as.

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

Lola Denise Strickland  
Lola Denise Strickland  
Notary Public for the State of Florida  
Residing at: Jacksonville, FL  
Commission Expires: 06/04/2025



CA DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

Dated this 1st day of May, 2024.

Estate of Nancy Mae Smith, who acquired title as Nancy Cochran, deceased.

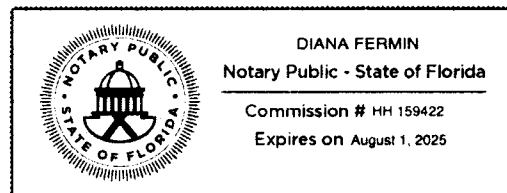
By: Haley Horton  
Haley Horton

State of Florida } ss.  
County of Broward }

On this 1st day of May, 2024, before me, Diana Fermin a Notary Public in and for said state, personally appeared Haley Horton known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same as.

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

Diana Fermin  
Diana Fermin  
Notary Public for the State of Florida  
Residing at: Broward  
Commission Expires: 08/01/2025



Notarized remotely online using communication technology via Proof.

Type of Identification: California Identification Card

## EXHIBIT "A"

A parcel of land in the vacated portion of Westover Terraces and lying in the NE 1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, and which was formerly described as Lot 12, Block 12 of Westover Terraces, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly right of way line of Cumberland Road, a county road in Section 8 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is South 0°38' East 585.07 feet and North 89°22' East, 545.45 feet from the Northwest corner of Westover Terraces, a platted subdivision in Klamath County, Oregon; thence North 24°45' West along the Southwesterly right of way of said Cumberland Road, a distance of 50 feet;  
thence South 65° 15' West, 100 feet;  
thence South 24°45' East, 50 feet;  
thence North 65°15' East, 100 feet to the point of beginning.

Together with

A Parcel of land situated in the NE1/4 of the NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, being more particularly described as follows:

Beginning at the northwest corner of that property described in Deed Volume M00, Page 4227; South 66°06'20" West, 15.00 feet; thence parallel with the southwesterly right-of-way line of Memorial Drive, North 23°53'40" West, 70.00 feet; thence North 66°06'20" East, 115.00 feet; to said southwesterly right-of-way line; thence, along said southwesterly right-of-way line, South 23°53'40" East, 20.00 feet; thence, along the northwesterly line of that property described in Deed Volume 2006-018291, South 66°06'20" West, 100.00 feet; thence along the southwesterly line of said Deed Volume, South 23°53'40" East, 50.00 feet to the point of beginning.