



2024-003880
Klamath County, Oregon
05/16/2024 03:57:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Tiffany Marie Totten

PO Box 115

Bonanza, OR 97623

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

Tiffany Marie Totten

PO Box 115

Bonanza, OR 97623

File No. 630563AM

STATUTORY WARRANTY DEED

Matthew S. Hansen,

Grantor(s), hereby convey and warrant to

Tiffany Marie Totten,

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:

Lots 8 and 9, in Block 31, Grandview Addition to Bonanza, according to the official plat there on filed in the office of the County Clerk, Klamath County, Oregon

The true and actual consideration for this conveyance is \$203,000.00.

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 15 day of May, 2024.

Matthew S. Hansen by Megan Cecelia Hansen his attorney in fact
Matthew S. Hansen by Megan Cecelia Hansen, his attorney in fact

State of Oregon } ss.
County of Klamath }

On this 15 day of May , 2024, before me, Emily Jean Coe a
Notary Public in and for said state, personally appeared Megan Cecelia Hansen as attorney in fact for
Matthew S Hansen known or identified to
me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of, and
acknowledged to me that he/she/they subscribed the name of as principal and his/her own name as
Attorney-in-fact.

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

Emily Jean Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

