

2024-004662

Klamath County, Oregon



00329392202400046620020021

06/10/2024 01:36:06 PM

Fee: \$87.00

*this space reserved for use by
Recording Office*

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

PAUL W. OLSON

1693 HELSINKI WAY

LIVERMORE, CA 94550

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

RECORDING OF WARRANTY DEED

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

MICHAEL D. HELMER

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

PAUL W. OLSON

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 15,000.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

PAUL W OLSON

1693 HELSINKI WAY

LIVERMORE, CA 94550

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

MICHAEL D. HELMER
600 W 3RD STREET
QUANAH, TX 79252
Grantor's Name and Address

PAUL W. OLSON
1693 HELSINKI WAY
LIVERMORE, CA 94550
Grantee's Name and Address

PAUL W. OLSON
1693 HELSINKI WAY
LIVERMORE, CA 94550
After recording return to (Name and Address)

PAUL W. OLSON
1693 HELSINKI WAY
LIVERMORE, CA 94550
Until requested otherwise, send all tax statements to (Name and Address)

SPACE RESERVED FOR RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MICHAEL D. HELMER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
PAUL W. OLSON
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's
heirs, successors and assigns, that certain real property, with the tenements, hereditaments and
appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH
County, State of Oregon, described as follows, (Legal description of property)

LOT 58, BLOCK 79, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT#4
KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns,
that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
except (if no exceptions, so state):

,and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful
claims and demands of all persons whomsoever, except those claiming under the above-described
encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on 6/03/2024

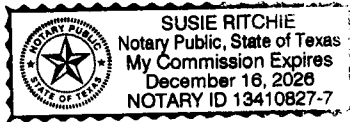
; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an
officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009. 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, ORE-
GON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF TEXAS , County of HARDEMAN

This instrument was acknowledged before me
on June 5, 2024 - Michael Helmer
by Susan Ritchie

Grantor: *[Signature]*
Michael Helmer



Notary Public for Hardeaman County
My commission expires Dec. 16, 2026