

Mike Spencer

After recording return to
Daniel B Hudson and
Shanna Lee Hudson, Trustees
19619 State Route 165 East
Post Office Box 303
Carbonado, WA 98323

2024-004978

Klamath County, Oregon



00329800202400049780020027

06/20/2024 01:19:14 PM

Fee: \$87.00

Until a change is requested all tax statements
shall be Sent to the following address:
Daniel and Shanna Hudson, Trustees
19619 State Route 165 East
Post Office Box 303
Carbonado, WA 98323

Statutory Warranty Deed

Aaron Miller, as Grantor, conveys and warrants to Daniel Bryce Hudson and Shanna Lee Hudson, Trustees of the Hudson Family Living Trust dated June 14, 2024 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 19, Block 28 Unit Klamath Forest Estates 1st Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$18,640.00

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:

2024-2025 real property taxes, a lien is not yet due and payable

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 195.303 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 9855, OREGON LAWS 2009, AND SECOTNS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14th day of June, 2024

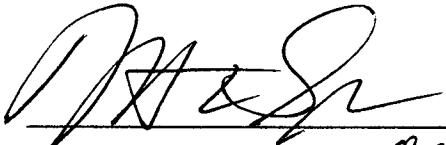

Aaron Miller

State of Oregon } ss
County of Clatsop }

On this 14th day of June, 202~~4~~⁸, Before me

Michael Lawrence Spencer a Notary Public in and for said state, personally appeared Aaron Miller, known or identified to me by the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he 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 in the State of Oregon
Residing at: 403 Marine St, Clatsop Falls
Commission Expires: 11-29-25

