

2024-005576

Klamath County, Oregon



00330484202400055760040043

07/02/2024 10:33:57 AM

Fee: \$97.00

AFTER RECORDING, RETURN TO:
DENA HUBERT

179 CEDAR PARKWAY

OROVILLE, CA 95966

SEND TAX STATEMENTS TO:
DENA HUBERT

179 CEDAR PARKWAY

OROVILLE, CA 95966

STATUTORY WARRANTY DEED

(ORS 93.850)

HARREL WILSON AND JANA WILSON, TRUSTEES OF THE HARREL AND JANA WILSON FAMILY TRUST with an address of 44 BUTTE WOODS DR, OROVILLE, CA 95966 ("Grantor"), conveys and warrants to **DENA L. HUBERT, A MARRIED WOMAN**, whose address is 179 CEDAR PKWY, OROVILLE, CA 95966, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in KLAMATH County, Oregon, described more particularly in Exhibit A, attached hereto.

SUBJECT TO: the encumbrances described in Exhibit B, attached hereto.

The true consideration for this conveyance is \$ 428,000.⁰⁰.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 6 day of December 2023

Grantor

THE HARREL AND JANA WILSON FAMILY TRUST

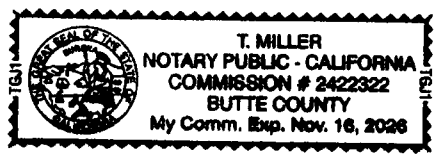
By: James Harrel Wilson
HARRELL WILSON, TRUSTEE

By: Jana Wilson, Trustee
JANA WILSON, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF BUTTE

} ss.

The foregoing instrument was acknowledged before me on this 6th day of December, 2023, by HARREL WILSON AND JANA WILSON, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



T. Miller
Printed Name: T. Miller
Notary Public in and for the State of Oregon in
California

EXHIBIT A
Legal Description

**LOTS 31, 32, 33 AND 34, LAKEWOOD HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**