



2024-005947
Klamath County, Oregon
07/11/2024 10:29:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Levi Mann

1707 SE Tempest Dr Apt 73

Bend, OR 97702

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

Levi Mann

1707 SE Tempest Dr Apt 73

Bend, OR 97702

File No. 638312AM

STATUTORY WARRANTY DEED

Dana Kay Wilhelm, Affiant of the Estate of Eric D. Halas, deceased, and Dana Kay Wilhelm, Individually

Grantor(s), hereby convey and warrant to

Levi Mann,

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 6 and the W1/2 of Lot 5, Block 15, FIRST ADDITION TO THE TOWN OF BONANZA, in the County of Klamath, State of Oregon.

TOGETHER WITH that portion of vacated Third Street as disclosed in ordinance No. A-446 recorded December 18, 2006 as Document No. 2006-024961, Official Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$44,724.00.

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:

Real property taxes due, if any, but not yet 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 195.305 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 3 day of July, 2024.

The Estate of Eric D. Halaas

Dana Kay Wilhelm
Dana Kay Wilhelm, Affiant

Dana Kay Wilhelm
Dana Kay Wilhelm, Individually
WILHELM skw

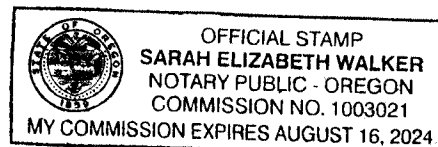
State of Oregon } ss
County of Washington }

On this 3 day of July, 2024, before me, Sarah Elizabeth Walker a Notary Public in and for said state, personally appeared Dana Kay Wilhelm, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they 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.

[Signature]

Notary Public for the State of Oregon
Residing at: Tigard, OR
Commission Expires: 8/16/2024



Sarah Elizabeth Walker
Notary Public