



2024-006726
Klamath County, Oregon
08/01/2024 12:46:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Raymond A. Kindhart

PO Box 965

Chiloquin, OR 97624

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

Raymond A. Kindhart

PO Box 965

Chiloquin, OR 97624

File No. 638567AM

STATUTORY WARRANTY DEED

Charlene Sutherland, Claiming Successor for The Estate of Alan De Long also known as Alan Wilson De Long, Charlene Sutherland, Individually, and Thomas Cleary,

Grantor(s), hereby convey and warrant to

Raymond A. Kindhart,

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 6, 7 and 8, Block 3, CHILOQUIN DRIVE ADDITION to the City of Chiloquin, 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 \$145,000.00.

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:

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 27th day of July, 2024

The Estate of Alan De Long also known as Alan Wilson De Long

By: Charlene Sutherland, Claiming Successor
Charlene Sutherland, Claiming Successor

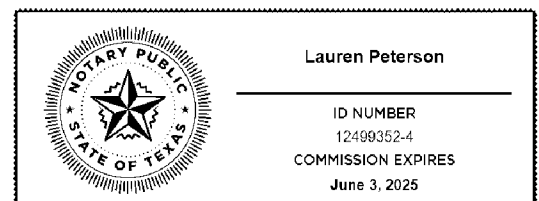
By: Charlene Sutherland
Charlene Sutherland, Individually

State of Texas } ss.
County of Comal }

On this 27th day of July, 2024, before me, Lauren Peterson a Notary Public in and for said state, personally appeared Charlene Sutherland known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of the Estate of Alan De Long also known as Alan Wilson De Long, and Individually, and acknowledged to me that he/she/they executed the same as Claiming Successor.

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

Lauren Peterson
Notary Public for the State of Texas
Residing at: Comal
Commission Expires: 06/03/2025



Dated this 26th day of July, 2024.

Thomas Cleary

By: _____
Thomas Cleary

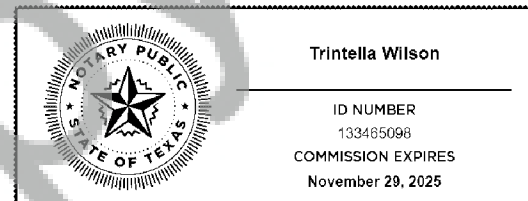
State of Texas } ss
County of Harris }

On this day of 26th July, 2024, before me, Trintella Wilson a Notary Public in and for said state, personally appeared Thomas Cleary, 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.

Trintella Wilson

Notary Public for the State of Texas
Residing at: 811 DeWalt Houston, Tx 77088
Commission Expires 11/29/2025



Electronically signed and notarized online using the Proof platform.