



2024-006998

Klamath County, Oregon

08/12/2024 03:40:02 PM

Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donna M. Dennis and Lester W. Dennis Jr.

11144 Yonna Dr.

Bonanza, OR 97623

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

Donna M. Dennis and Lester W. Dennis Jr.

11144 Yonna Dr.

Bonanza, OR 97623

File No. 642422AM

STATUTORY WARRANTY DEED

Travis Steinbock individually and as Affiant/Claiming Successor of the Estate of Douglas Marshall Brown, who acquired title as Doug Brown, deceased, Sandra Steinbock and Jaclyn Steinbock,

Grantor(s), hereby convey and warrant to

Donna M. Dennis and Lester W. Dennis Jr., as Tenants by the Entirety,

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 14 in Block 5 of TRACT 1299 - SECOND ADDITION TO FERNDAL, 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 \$325,000.00.

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 7th day of August, 2024.

[Signature]

Travis Steinbock, individually and as Claiming Successor of the Estate of Douglas Marshall Brown

State of Oregon } ss

County of MULTNOMAH }

On this 7th day of August, 2024, before me, Lina Shibanova a Notary Public in and for said state, personally appeared Travis Steinbock, individually and as Claiming Successor of the Estate of Douglas Marshall Brown 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.

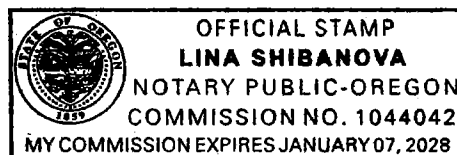
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

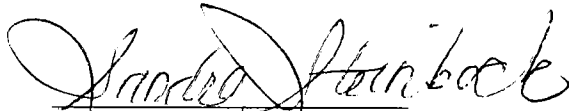
[Signature]

Notary Public for the State of Oregon

Residing at: MULTNOMAH, OREGON

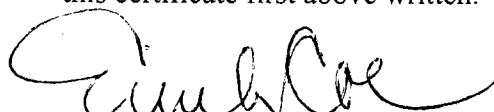
Commission Expires: JAN 7, 2028



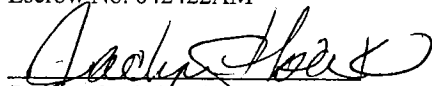

Sandra Steinbock

State of Oregon } ss
County of Klamath }

On this 4 day of August, 2024, before me,
Emily Jean Coe a Notary Public in and for said
state, personally appeared Sandra Steinbock, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

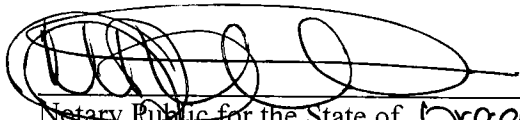



Jaclyn Steinbock

State of Oregon } ss
County of Clackamas }

On this 7th day of August, 2024, before me,
Misty D Winkler a Notary Public in and for said
state, personally appeared Jaclyn Steinbock, 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.


Notary Public for the State of Oregon
Residing at: Clackamas County
Commission Expires: 11/16/2025

