



2024-007828
Klamath County, Oregon
09/06/2024 01:05:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James Alan Wiganowsky and Alexandra Nicole
Wiganowsky
1509 Red Bud Dr.
Klamath Falls, OR 97601

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

James Alan Wiganowsky and Alexandra Nicole
Wiganowsky
1509 Red Bud Dr.
Klamath Falls, OR 97601
File No. 646412AM

STATUTORY WARRANTY DEED

Joseph A. Hudon and Jamie M. Hudon, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

James Alan Wiganowsky and Alexandra Nicole Wiganowsky, 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 53 of TRACT 1416 THE WOODLANDS-PHASE 1, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$445,000.00.

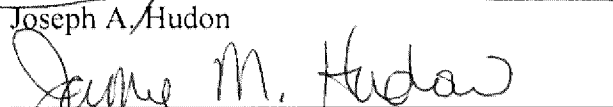
The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

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.

^{5 JV}
Dated: September 4, 2024



Joseph A. Hudon


Jamie M. Hudon

State of Oregon } ss
County of Klamath }

On this 5 day of September, 2024, before me, Julie VanLeuven a
Notary Public in and for said state, personally appeared Joseph A. Hudon and Jamie M. Hudon, 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
Commission Expires: 10-30-2027

