



THIS SPACE RESERVED FOR RECORDER'S

2024-008122
Klamath County, Oregon
09/17/2024 08:34:02 AM
Fee: \$107.00

After recording return to:

Trahern C. Fox and Sandra M. Fox
831 Hillside Ave.
Klamath Falls, OR 97601

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

Trahern C. Fox and Sandra M. Fox
831 Hillside Ave.
Klamath Falls, OR 97601

File No. 647542AM

STATUTORY WARRANTY DEED

Four Cousins, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Trahern C. Fox and Sandra M. Fox, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$15,000.00.

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: September 13th, 2024

Four Cousins, LLC

By: Claire R. Hunsaker Member
Claire R. Hunsaker, Member

State of Virginia } ss
County of Chesapeake }

On this 13th day of September, 2024, before me, Brenda Turner, a Notary Public in and for said state, personally appeared Claire R. Hunsaker, known or identified to me to be the Managing Member in the Limited Liability Company known as Four Cousins, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Brenda Turner Virginia
Notary Public for the State of
Residing at: Chesapeake
Commission Expires: 10/31/2025



Notarized remotely online using communication technology via Proof.

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: September 13th, 2024

Four Cousins, LLC

By: Janet V. Ehlers Member

Janet V. Ehlers, Member

Pennsylvania

State of _____ } ss
County of Lehigh }

On this 13th day of September, 2024, before me, Kimberly Murray, a Notary Public in and for said state, personally appeared Janet V. Ehlers, known or identified to me to be the Managing Member in the Limited Liability Company known as Four Cousins, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Kimberly Murray
Notary Public for the State of _____ Pennsylvania
Residing at: Pennsylvania Lehigh
Commission Expires: 05/04/2026

Commonwealth of Pennsylvania - Notary Seal
Kimberly Murray, Notary Public
Lehigh County
My commission expires May 4, 2026
Commission Number 1419633

Notarized remotely online using communication technology via Proof.

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: September 12th, 2024

Four Cousins, LLC

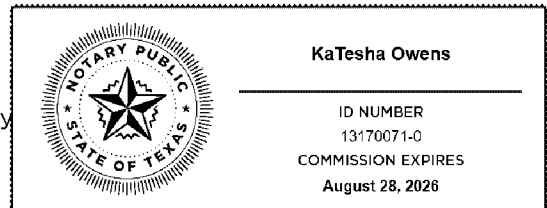
By: Tori B. Gruenewald Member
Tori B. Gruenewald, Member

State of Texas } ss
County of Harris }

On this 12th day of September, 2024, before me, KaTessa Owens, a Notary Public in and for said state, personally appeared Tori B. Gruenewald, known or identified to me to be the Managing Member in the Limited Liability Company known as Four Cousins, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

KaTessa Owens 09/12/2024
Notary Public for the State of Texas
Residing at: Notary Public, State of Texas, Harris County
Commission Expires: 08/28/2026
KaTessa Owens ID #13170071-O



Electronically signed and notarized online using the Proof platform.

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: September 12th, 2024

Four Cousins, LLC

Charles C. Ehlers, II

By:

Charles C. Ehlers, II, Member

State of Virginia } ss
County of Chesapeake }

On this 12th day of September, 2024, before me, Brenda Turner, a Notary Public in and for said state, personally appeared Charles C. Ehlers, II, known or identified to me to be the Managing Member in the Limited Liability Company known as Four Cousins, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Brenda Turner
Notary Public for the State of Virginia
Residing at: Chesapeake
Commission Expires 10/31/2025



Notarized remotely online using communication technology via Proof.

EXHIBIT 'A'

PARCEL 1

E1/2 NW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 68°46' East a distance of 60 feet from the Northeast corner of Block 42 Hillside Addition to the City of Klamath Falls, Oregon, and also is on the Northeasterly right-of-way line of Hillside Avenue, and running thence:

North 68°46' East a distance of 250 feet to a point; thence North 21°14' West a distance of 1360.9 feet to a point; thence North 0°00' East a distance of 80.6 feet to a point; thence South 68°46' West a distance of 250 feet to a point which is Northeasterly corner of Block 37 said Hillside Addition; thence South 0°00' East along the Easterly property line of said Block 37 a distance of 80.6 feet to a point which is on the Northeasterly right-of-way line of Hillside Avenue and is also the most Southerly corner of said Block 37; thence South 21°14' East along the said Northeasterly right-of-way line of Hillside Avenue a distance of 1360.9 feet to the point of beginning.

PARCEL 2

Lot 1 in Block 37 of Hillside Addition to City of Klamath Falls, Oregon.