



2024-008354
Klamath County, Oregon
09/24/2024 01:43:02 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kevin D. Rush and Michele A. Jordan

18020 Hill Road

Klamath Falls, OR 97603

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

Kevin D. Rush and Michele A. Jordan

18020 Hill Road

Klamath Falls, OR 97603

File No. 642123AM

STATUTORY WARRANTY DEED

Andrea Lee Bell, Affiant for the Estate of Susan Lee Alexander, Deceased; and Andrea Lee Bell, individually; and Tamera Alexander, individually; and Dennis Alexander, individually; and Charles Alexander, invidually,

Grantor(s), hereby convey and warrant to

Kevin D. Rush and Michele A. Jordan, 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:

The South 70 feet of Lot 45, 46, 47 and 48 in Block 8, St Francis Park, 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 \$80,000.00.

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.

④ September 9
Dated: ~~August 30~~, 2024

Andrea Lee Bell, Affiant for the Estate of Susan Lee Alexander, Deceased

The Estate of Susan (Sue) Alexander

By:

Andrea Lee Bell
Andrea Lee Bell, Affiant

Andrea Lee Bell
Andrea Lee Bell

Tamera Alexander
Tamera Alexander

Charles Alexander
Charles Alexander

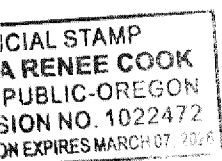
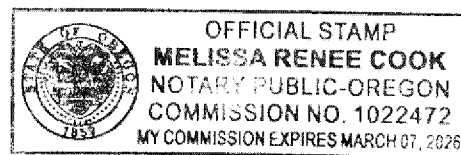


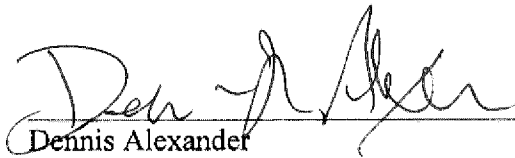
State of Oregon } ss
County of Klamath }

On this 9 day of September, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Andrea Lee Bell, as Affiant for the Estate of Susan Lee Alexander; and Andrea Lee Bell; and Tamera Alexander; and Charles Alexander, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 3/7/26





Dennis Alexander

Minnesota
State of _____ } ss
County of Sherburne }

On this 7th day of September, 2024, before me, Cathrine Ann Beauchene a Notary Public in and for said state, personally appeared Dennis Alexander, 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 MN
Residing at: Hennepin
Commission Expires: 1-31-2026

