



2024-008467
Klamath County, Oregon
09/27/2024 11:52:02 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dorothy Bottorff

6410 Carolina Circle

Buena Park, CA 90620

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

Dorothy Bottorff

6410 Carolina Circle

Buena Park, CA 90620

File No. 650585AM

STATUTORY WARRANTY DEED

Nicholas E. Wellhausen and Mary A. Wellhausen now known as Mary A. Pizzagoni, as Tenants by the Entirety as to Lot 28 and

Barbara A. Childers and Charlies E. Childers, as Tenants by the Entirety as to Lot 21,

Grantor(s), hereby convey and warrant to

Dorothy Bottorff,

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 21 and 28, Block 41, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, 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 \$32,500.00.

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 23, 2024



Nicholas E Wellhausen

State of CALIFORNIA } ss
County of CONTRA COSTA }

On this 24 day of September, 2024, before me,

CARLOS VIA a Notary Public in and for said state, personally appeared NICHOLAS E WELLHAUSEN, 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 CALIFORNIA
Residing at: 2411 WOODHILL RD PITTSBURG CA 94565
Commission Expires: 11.30.27



Barbara A. Childers
Barbara A. Childers

Charles Edward Childers
Charles Edward Childers

State of Oregon } ss
County of Klamath }

On this 24 day of September, 2024, before me,
Emily Jean Coe a Notary Public in and for said
state, personally appeared Barbara A. Childers + Charles Edward Childers 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.

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



Mary Pizzagone
Mary A. Pizzagone

State of CALIFORNIA } ss
County of CONTRA COSTA }

On this 25 day of September, 2024, before me,
CARLOS VIA a Notary Public in and for said
state, personally appeared MARY A. PIZZAGONE, 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.

C
Notary Public for the State of CALIFORNIA
Residing at: 2411 WOODHILL DR PITTSBURG CA
Commission Expires: 11-30-27

