



After recording return to:
Conner Tocheri and Katie Gregson
2338 Eberlein Avenue
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Conner Tocheri and Katie Gregson
2338 Eberlein Avenue
Klamath Falls, OR 97601

File No.: 7161-4204921 (SA)
Date: September 19, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Elizabeth Virginia Bogren, Successor Trustee, under the Gary Douglas Eakin Living Trust dated January 23, 2024, and any amendments thereto, Grantor, conveys and warrants to Conner Tocheri and Katie Gregson not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 4, Block 304, DARROW ADDITION to the City of Klamath Falls, according to the Official Plat thereof on file in the office of the clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$95,000.00**. (Here comply with requirements of ORS 93.030)

APN: **633283**

Statutory Warranty Deed
- continued

File No.: **7161-4204921 (SA)**

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 3rd day of October, 2024.

Elizabeth Virginia Bogren, Successor
Trustee, under the Gary Douglas Eakin
Living Trust dated January 23, 2024, and
any amendments thereto

Elizabeth Virginia Bogren, Successor Trustee
Elizabeth Virginia Bogren, Successor
Trustee

APN: **633283**

Statutory Warranty Deed
- continued

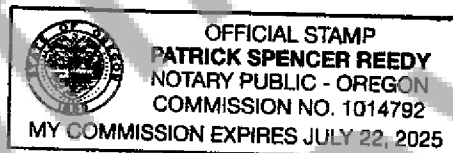
File No.: **7161-4204921 (SA)**

STATE OF Oregon)
County of *Josephine*) ss.
Klamath)

This instrument was acknowledged before me on this 3rd day of October, 2024
by as of Elizabeth Virginia Bogren, Successor Trustee, under the Gary Douglas Eakin Living
Trust dated January 23, 2024, and any amendments thereto, on behalf of the .

Patrick Spencer Reedy

Notary Public for Oregon
My commission expires:



STATE OF OREGON

CERTIFICATION OF VITAL RECORD

1091797

I.D. TAG NO

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

136-2024-012022

STATE FILE NUMBER

Legal Name		First	Middle	Last	Suffix	Death Date	
Gary			Douglas	Eakin		April 09, 2024	
Sex	Age		Social Security Number		County of Death		
Male	74 years		[REDACTED]		Jackson		
Birthdate	Birthplace		Was Decedent Ever in U.S. Armed Forces?				
May 31, 1949	Vancouver, Washington		No				
Residence:					City/Town		
2530 E McAndrews Road					Medford		
Residence County			State or Foreign Country		Zip Code + 4		Inside City Limits?
Jackson			Oregon		97504		Yes
Marital Status at Time of Death			Spouse's Name Prior to First Marriage				
Divorced							
Father's Name				Mother's Name Prior to First Marriage			
Elbert Perry Eakin				Mary Anna Roberts			
Informant's Name		Telephone Number		Relationship to Decedent		Mailing Address	
Elizabeth Virginia Bogren		Not Available		Daughter		PO Box 504, Selma, OR 97538	
Place of Death			Facility Name				
Licensed Assisted Living Facility			Bonaventure of Medford Assisted Living				
Location of Death			City/Town or Location of Death		State		Zip Code + 4
2530 E McAndrews Road			Medford		Oregon		97504
Method of Disposition		Place of Disposition			Location (City/Town and State)		
Cremation		Hull & Hull Crematory			Grants Pass, Oregon		
Name and Complete Address of Funeral Facility							
Hull & Hull Funeral Directors 612 NW A Street, Grants Pass, Oregon 97526							
Date of Disposition		Funeral Director's Signature				OR License Number	
TBD		Kendra J. Johnson				FS-0331	
Registrar's Signature				Date Received		Local File Number	
Jennifer A. Woodward				April 21, 2024			
Amendment							

45-2CCS (01/06)



20240436485

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

April 23, 2024

DATE ISSUED:

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.

JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

