2024-009409
Klamath County, Oregon
10/29/2024 10:38:01 AM
Fee: $107.00

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Craig Vincent and Nga Vincent
2333 Autumn Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Craig Vincent and Nga Vincent
2333 Autumn Ave.
Klamath Falls, OR 97601
File No. 627481AM

STATUTORY WARRANTY DEED

Renee Kowalik-Moss, as Claiming Successor of the Estate of Andrea Lelia Campbell who acquired title as Andrea L. Rust-Wolford, Deceased, Karla Rust, Jason Appah, Clark Rust, and Forest Willard,

Grantor(s), hereby convey and warrant to

Craig Vincent and Nga Vincent, 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:

That portion of the following described property lying Westerly of the West right of way line of the Dalles-California Highway, as now constructed:

Beginning at a point 3267 feet South and 1466 feet East of the corner common to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 709 1/2 feet to the County Road leading from Klamath Falls to Keno, Oregon; thence North 5 1/2 ° East 247 1/2 feet along the Westerly side of said County Road; thence West 709 ½ feet; thence South 5 1/2 ° West 247 1/2 feet to the place of beginning, being a portion of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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: October 17, 2024

Estate of Andrea Lelia Campbell who acquired title as Andrea L. Rust-Wolford, Deceased

By: Renee Kowalik-Moss Claiming Successor
Renee Kowalik-Moss, Claiming Successor

State of Texas } ss.
County of Fort Bend }

On this 24th day of October, 2024, before me, Aimani Lawless a Notary Public in and for said state, personally appeared Renee Kowalik-Moss known or identified to me to be the person whose name is subscribed to the foregoing instrument as Claiming Successor of The Estate of Andrea Lelia Campbell, deceased, and acknowledged to me that he/she/they executed the same as Claiming Successor.

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

Aimani Lawless
Notary Public for the State of Texas
Residing at: Fort Bend
Commission Expires 02/10/2026

NOTARY PUBLIC STATE OF TEXAS
Aimani Lawless
ID NUMBER
13358178-3
COMMISSION EXPIRES
February 10, 2026

Electronically signed and notarized online using the Proof platform.

By: Karla Rust
Karla Rust

State of Texas } ss
County of Comal }

On this 25th day of October, 2024, before me, Lauren Peterson, a Notary Public in and for said state, personally appeared Karla Rust, 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.

Lauren Peterson
Notary Public for the State of Texas
Residing at: Comal
Commission Expires: 06/03/2025

NOTARY PUBLIC STATE OF TEXAS
Lauren Peterson
ID NUMBER
12499352-4
COMMISSION EXPIRES
June 3, 2025

Electronically signed and notarized online using the Proof platform.

By: Jason Appah
Jason Appah

State of Virginia } ss
County of City of Alexandria }

On this 23rd day of October, 2024, before me, Mohamud Aden, a Notary Public in and for said state, personally appeared Jason Appah, 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.

Mohamud Aden 7898118
Notary Public for the State of Virginia
Residing at: City of Alexandria Virginia
Commission Expires: 03/31/2026

Electronic Notary Public

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Mohamud Aden
REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Notarized remotely online using communication technology via Proof.

By: Clark Rust, by Daniel Rivas, his attorney in fact
Clark Rust by Daniel Rivas, his Attorney-In-Fact

State of Florida } ss.
County of Pasco }

On this 25th day of October, 2024, before me, Jack W Koch, a Notary Public in and for said state, personally appeared Daniel Rivas known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Clark Rust, and acknowledged to me that Daniel Rivas subscribed the name of Clark Rust as principal and his/her own name as Attorney-in-fact. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written. identified by an Oregon driver license.

Jack W Koch

Notary Public for the State of Florida
Residing at: Pasco
Commission Expires: 09/30/2028

JACK W KOCH
Notary Public - State of Florida
Commission # HH583871
Expires on September 30, 2028

Notarized remotely online using communication technology via Proof.

By: Forest Willard
Forest Willard

State of Texas } ss
County of Ellis }

On this 24th day of October, 2024, before me, Abi Gutierrez, a Notary Public in and for said state, personally appeared Forest Willard, 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.

Abi Gutierrez
Notary Public for the State of Texas
Residing at: Ferris, Texas
Commission Expires 01/26/2025

NOTARY PUBLIC STATE OF TEXAS
Abi Gutierrez
ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2025

Electronically signed and notarized online using the Proof platform.