



2024-009485
Klamath County, Oregon
10/30/2024 01:53:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Isa Daibes

5233 Amberview Lane

Klamath Falls, OR 97603

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

Isa Daibes

5233 Amberview Lane

Klamath Falls, OR 97603

File No. 652554AM

STATUTORY WARRANTY DEED

Roger H. Hansen and Mary L.Hansen, Trustees, Roger H. Hansen and Mary L. Hansen Trust dated April 24, 2015,

Grantor(s), hereby convey and warrant to

Isa Daibes,

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:

Lot 1, Block 32 HOT SPRINGS ADDITION to the City of Klamath Falls, 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 \$310,000.00.

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 29, 2024

Roger H. Hansen and Mary L. Hansen Trust

By: Roger H. Hansen
Roger H. Hansen, Trustee

By: Mary L. Hansen
Mary L. Hansen, Trustee

State of Illinois) ss.
County of Kane }

On this 29th day of October, 2024, before me,
Sandra M. Moore a Notary Public in and for said state, personally
appeared Roger H. Hansen and Mary L. Hansen known or identified to me to be the person whose name is
subscribed to the foregoing instrument as trustee of the Roger H. Hansen and Mary L. Hansen Trust, and
acknowledged to me that he/she/they executed the same as Trustee.

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

Sandra M. Moore
Notary Public for the State of Illinois »
Residing at: Kane County
Commission Expires: July 14, 2028

