



2024-010203  
Klamath County, Oregon  
11/22/2024 01:05:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Julia Flocchini  
10069 Westbrook Dr  
Klamath Falls, OR 97603

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

Julia Flocchini  
10069 Westbrook Dr  
Klamath Falls, OR 97603

File No. 656403AM

### STATUTORY WARRANTY DEED

**Charlee Dawn Cramer and Cynthia O. Cramer, not as tenants in common but with right of survivorship ,**

Grantor(s), hereby convey and warrant to

**Julia Flocchini,**

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:

**Unit 10069 (Westbrook Drive), Supplemental Plat Tract 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3909-03400-70014**

**The true and actual consideration for this conveyance is \$260,000.00.**

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:

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: November 21, 2024

Charlee Dawn Cramer  
Charlee Dawn Cramer

Cynthia O. Cramer  
Cynthia O. Cramer

State of Virginia  
County of Loudoun

On this 21st day of November 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Charlee Dawn Cramer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Gloria Asare  
Gloria Asare  
Notary Public for the State of: Virginia  
Residing at: Loudoun  
Commission Expires: 12/31/2024  
Registration No: 7901547  
Electronic Notary Public  
Notarized remotely online using communication technology via Proof.

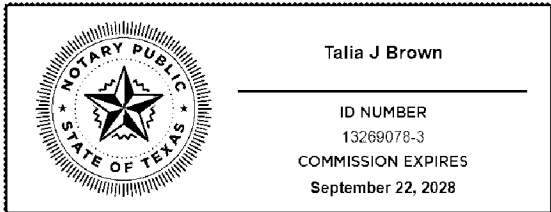


State of Texas  
County of Collin

On this 21st day of November 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Cynthia O. Cramer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Talia J Brown  
Notary Public for the State of: Texas  
Residing at: Collin County  
Commission Expires: 09/22/2028



Electronically signed and notarized online using the Proof platform.