



2024-010333  
Klamath County, Oregon  
11/27/2024 10:41:02 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Jans and Leona J. Jans

13378 Lava Ln.

Klamath Falls, OR 97603

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

Robert Jans and Leona J. Jans

13378 Lava Ln.

Klamath Falls, OR 97603

File No. 655964AM

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### STATUTORY WARRANTY DEED

**Mia M. Hicks, as affiant of The Estate of Marvin Eugene Yunck, deceased, Mia M. Hicks aka Mia Michelle Yunck Hicks and Lance Eugene Yunck,**

Grantor(s), hereby convey and warrant to

**Robert Jans and Leona J. Jans, 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:

**Lot 1 in Block 3 of KLAMATH RIVER SPORTSMAN'S ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$258,000.00.**

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 26, 2024

The Estate of Marvin Eugene Yunck, deceased

By: Mia M. Hicks Affidavit  
Mia M. Hicks, as affiant

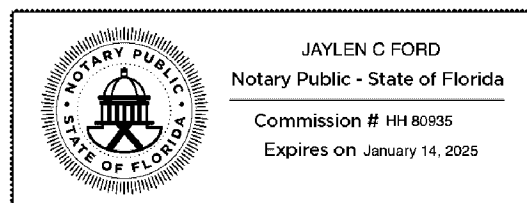
Mia M. Hicks Individual  
Mia M. Hicks, Individually

State of Florida } ss.  
County of Broward }

On this 26th day of November, 2024, before me Jaylen C Ford a Notary Public in and for said state, personally appeared and Mia. M. Hicks, individually and known or identified to me to be the person whose name is subscribed to the foregoing instrument and Mia M. Hicks, as Affiant of the estate of Marvin Eugene Yunck, and acknowledged to me 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.

Jaylen C. Ford  
Notary Public for the State of Florida  
Residing at: STATE OF FLORIDA, COUNTY OF BROWARD  
Commission Expires: 01/14/2025




*Lance Eugene Yunck*

Lance Eugene Yunck, Individually

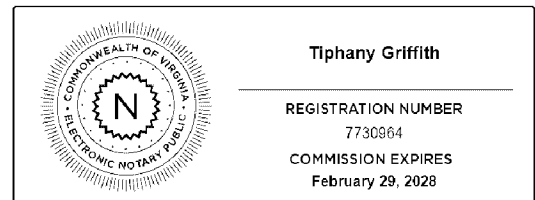
State of Virginia } ss.  
County of Hampton }

On this 27th day of November, 2024, before me Tiphany Griffith a  
Notary Public in and for said state, personally appeared Lance Eugene Yunck, individually and known or  
identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged  
to me 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.

  
\_\_\_\_\_  
Notary Public for the State of Virginia  
Residing at: Hampton  
Commission Expires: 02/29/2028

7730964      2/29/2028



Notarized remotely online using communication technology via Proof.