



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Wesley Anderson

1879 Leroy St.

Klamath Falls, OR 97601

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

Wesley Anderson

1879 Leroy St.

Klamath Falls, OR 97601

File No. 662688AM

STATUTORY WARRANTY DEED

Rookstool Moden Realty LLC, an Oregon Limited Liability Company, who acquired title as Rookstool Moden Realty LLC,

Grantor(s), hereby convey and warrant to

Wesley Anderson,

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:

A portion of Lots 5 and 6 in Block 32, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 6, Block 32 Hot Springs Addition to the City of Klamath Falls, Oregon, thence Northwesterly along the Easterly side of the alley 80 feet; thence Northeasterly parallel with Leroy Street 40 feet; thence Southeasterly parallel with Eldorado Avenue 28 feet; thence Northeasterly parallel with Leroy Street 3 feet; thence Southeasterly parallel with Eldorado Avenue 52 feet to Leroy Street; thence Southwesterly along said line of Leroy Street 43 feet to the place of beginning, being a portion of Lots 5 and 6 in Block 32, Hot Springs Addition to the City of Klamath Falls, Oregon

The true and actual consideration for this conveyance is \$210,000.00.

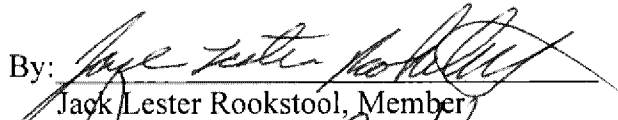
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

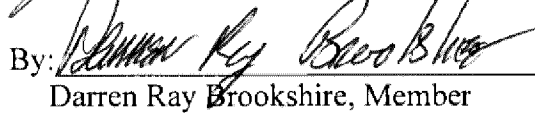
Real property taxes due, if any, but not yet payable

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: February 11, 2025

Rookstool Moden Realty LLC, an Oregon Limited Liability Company


By: 
Jack Lester Rookstool, Member

By: 
Darren Ray Brookshire, Member

State of Oregon } ss
County of Klamath }

On this 11th day of February , 2025, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Jack Lester Rookstool and Darren Ray Brookshire known or identified to me to be the Managing Member in the Limited Liability Company known as Rookstool Moden Realty who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025

