



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tessa Cappe

4340 Cleveland Ave.

Klamath Falls, OR 97601

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

Tessa Cappe

4340 Cleveland Ave.

Klamath Falls, OR 97601

File No. 661423AM

STATUTORY WARRANTY DEED

Paula Cappe, Affiant for The Estate of Edward A. Walker, who also appears of record as Edward Allan Walker, deceased, Paula Cappe, Kathryn Mahoney, Robert Walker, Mary Walker Taylor, and Connor Williams,

Grantor(s), hereby convey and warrant to

Tessa Cappe,

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:

All of Lot 18 and the Easterly 25 feet of Lot 19 in Block 7 of Stewart, 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 \$170,000.00.

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 25, 2025

The Estate of Edward A. Walker

By: Paula Cappe 03/04/2025
Paula Cappe, Affiant

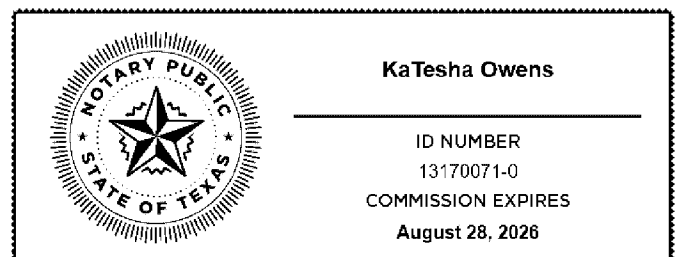
By: Paula Cappe 03/04/2025
Paula Cappe, Individually

State of Texas } ss.
County of Harris }

On this 4th day of March, 2025, before me, KaTasha Owens a Notary Public in and for said state, personally appeared Paula Cappe, as Affiant and individually known or identified to me to be the person whose name is subscribed to the foregoing instrument as Affiant of the estate of Estate of Edward A. Walker, who also appears of record as Edward Allan Walker, and acknowledged to me that he/she/they executed the same as Affiant.

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

KaTasha Owens 03/04/2025
Notary Public for the State of Texas
Residing at: Notary Public, State of Texas, Harris County
Commission Expires: 08/28/2026
KaTasha Owens ID # 13170071-0



Electronically signed and notarized online using the Proof platform.

The Estate of Edward A. Walker

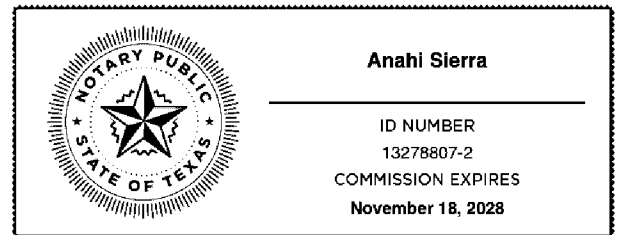
By: Kathryn Mahoney
Kathryn Mahoney

State of Texas } ss
County of Montgomery }

On this 10th day of March, 2025, before me, Anahi Sierra, a
Notary Public in and for said state, personally appeared Kathryn Mahoney, 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.

Anahi Sierra
Notary Public for the State of Texas
Residing at: Montgomery, Texas
Commission Expires: 11/18/2028



Electronically signed and notarized online using the Proof platform.

The Estate of Edward A. Walker

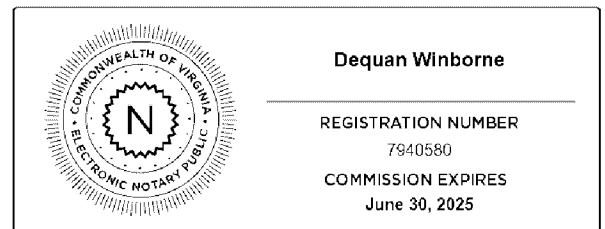
By: Robert Walker
Robert Walker

State of Virginia } ss
County of Hampton }

On this 7th day of March, 2025, before me, Dequan Winborne, a Notary Public in and for said state, personally appeared Robert Walker, 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.

Dequan Winborne, Electronic Notary Public
Notary Public for the State of Virginia
Residing at: Hampton, VA
Commission Expires: 06/30/2025



Notarized remotely online using communication technology via Proof.

The Estate of Edward A. Walker

By: Mary Walker Taylor
Mary Walker Taylor

State of Virginia } ss
County of Hampton }

On this 7th day of March, 2025, before me, Dequan Winborne, a Notary Public in and for said state, personally appeared Mary Walker Taylor, 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.



Dequan Winborne, Electronic Notary Public

Notary Public for the State of Virginia

Residing at: Hampton, VA

Commission Expires: 06/30/2025



Notarized remotely online using communication technology via Proof.

The Estate of Edward A. Walker

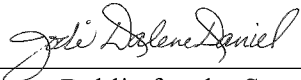
By: 

Connor Williams

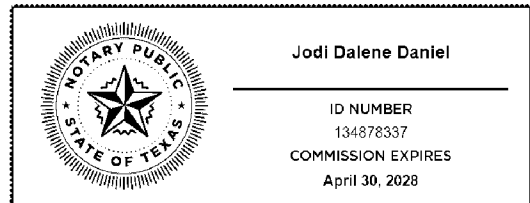
State of Texas } ss
County of Parker }

On this 6th day of March, 2025, before me, Jodi Dalene Daniel, a Notary Public in and for said state, personally appeared Connor Williams, 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.



Notary Public for the State of Texas
Residing at: Parker County, TX
Commission Expires: 04/30/2028



Electronically signed and notarized online using the Proof platform.