



2025-001905  
Klamath County, Oregon  
03/17/2025 03:04:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Miles P. Richmond III and Martinne W. Ingram

2633 Sari St.

Klamath Falls, OR 97601

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

Miles P. Richmond III and Martinne W. Ingram

2633 Sari St.

Klamath Falls, OR 97601

File No. 669158AM

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### STATUTORY WARRANTY DEED

**Collette Faye Nida-Brown, Trustee of the Dunsmoor Family Trust, U/A dated May 25, 2022,**

Grantor(s), hereby convey and warrant to

**Miles P. Richmond III and Martinne W. Ingram, with right of survivorship,**

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:

**Parcel 1 of Land Partition 2-05, being a replat of Lots 3, 4, 5, and 6, Block 3 of TRACT 1216-FIRST ADDITION TO CHIA PARK situated in the SW 1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$377,400.00.**

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: March 13, 2025

Dunsmoor Family Trust, U/A dated May 25, 2022

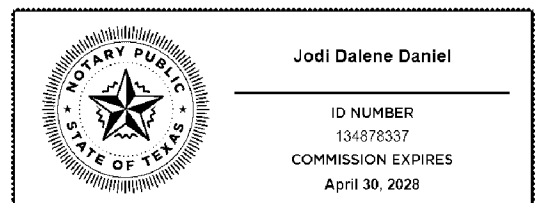
By: Collette Faye Nida-Brown Trustee  
Collette Faye Nida-Brown, Trustee

State of Texas } ss.  
County of Parker }

On this 13th day of March, 2025, before me, a Notary Public in and for said state, personally appeared Collette Faye Nida-Brown known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Dunsmoor Family Trust, U/A dated May 25, 2022, 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.

Jodi Dalene Daniel  
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.