



2025-002025

Klamath County, Oregon

03/21/2025 09:14:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bobijo Staffler

2069 Orindale Rd.

Klamath Falls, OR 97601

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

Bobijo Staffler

2069 Orindale Rd.

Klamath Falls, OR 97601

File No. 669328AM

STATUTORY WARRANTY DEED

Aaron Wilson and Brittney Wilson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Bobijo Staffler,

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 23-93 situated in the NE1/4 SE1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$410,000.00.

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: 03/20/2025

Aaron Wilson

Aaron Wilson

Brittney Wilson

Brittney Wilson

State of Texas

County of Brazoria

On this 20th day of March 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Aaron Wilson and Brittney Wilson**, 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. Electronically signed and notarized online using the Proof platform.

Tamie Mason

Notary Public for the State of Texas

Residing at: Brazoria

Commission Expires: 07/22/2027

