



After recording return to:
Kaden Olmstead
2510 Kane Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Kaden Olmstead
2510 Kane Street
Klamath Falls, OR 97603

File No.: 7161-4253303 (SA)
Date: March 24, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mark Gregory Stokes and Judith Claire Bradfute AS QUALIFIED BY THE FOLLOWING LANGUAGE CONTAINED IN THE DEED TO THE VESTES HEREIN with the right of survivorship, Grantor, conveys and warrants to **Kaden Olmstead**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 19 of KIELSMEIER ACRE TRACTS, according to the Official Plat thereof on file in the Office of the county Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$310,000.00**. (Here comply with requirements of ORS 93.030)

APN: 522090

Statutory Warranty Deed
- continued

File No.: 7161-4253303 (SA)

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.

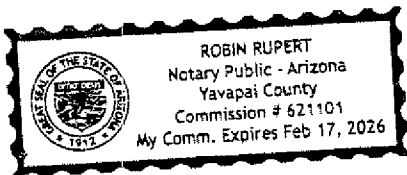
Dated this 24 day of April, 2025.

Mark Gregory Stokes
Mark Gregory Stokes

Judith Claire Bradfute
Judith Claire Bradfute

STATE OF ARIZONA)
RR Yavapai)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of April, 2025
by **Mark Gregory Stokes and Judith Claire Bradfute.**



Robin Rupert
RR ARIZONA
Notary Public for Oregon
My commission expires: 2/17/26