



2025-003931

Klamath County, Oregon

05/23/2025 01:50:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christopher Hillmon

1990 Fremont St.

Klamath Falls, OR 97601

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

Christopher Hillmon

1990 Fremont St.

Klamath Falls, OR 97601

File No. 675586AM

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### STATUTORY WARRANTY DEED

**Ryon T. Hockett and Heather E. Hockett, Trustees, or the successor Trustee of the Hockett Family Trust UTD dated July 6, 2022,**

Grantor(s), hereby convey and warrant to

**Christopher Hillmon,**

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:

**The Northeasterly 100 feet of Lot 1, Block 35, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$310,000.00.**

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: 5-21-25

Hockett Family Trust UTD dated July 6, 2022

By: R T ✓  
Ryon T. Hockett, Trustee

By: Heather E Hockett  
Heather E. Hockett Trustee  
JH

State of Oregon ss.  
County of Deschutes }

On this 21 day of May, 2025, before me, Annette Martinez a Notary Public in and for said state, personally appeared Ryon T. Hockett and Heather E. Hockett known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Hockett Family Trust UTD dated July 6, 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.

Annette Martinez  
Notary Public for the State of Oregon  
Residing at: Redmond, OR  
Commission Expires: 05/08/2027

