



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004306

Klamath County, Oregon

06/06/2025 11:25:01 AM

Fee: \$92.00

After recording return to:

Kristen Anderson and Jason Westfall

3509 Coronado Way

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

Kristen Anderson and Jason Westfall

3509 Coronado Way

Klamath Falls, OR 97603

File No. 1000468

STATUTORY WARRANTY DEED

Good Deeds for Life LLC., an Oregon Limited Liability Company ,

Grantor(s), hereby convey and warrant to

Kristen Anderson and Jason Westfall, as tenants by the entirety ,

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:

Lot 5 in Block 11, TRACT NO. 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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 \$385,000.00.

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: 05/29/2025

Good Deeds for Life LLC., an Oregon Limited Liability Company

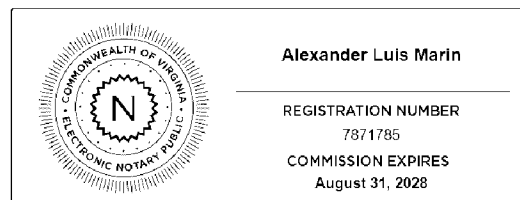
By: Tara McLain
Tara McLain, Member

State of Virginia } ss
County of Roanoke City }

On this 3rd day of June, 2025, before me, Alexander Luis Marin, a Notary Public in and for said state, personally appeared Tara McLain known or identified to me to be a Member in the Limited Liability Company known as Good Deeds for Life LLC., an Oregon Limited Liability Company who executed the foregoing instrument in said LLC name and acknowledged that she/they executed the instrument in said LLC name.

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

Alexander Luis Marin
Notary Public for the State of Virginia
Residing at: Roanoke City
Commission Expires: 08/31/2028



Notarized remotely online using communication technology via Proof.

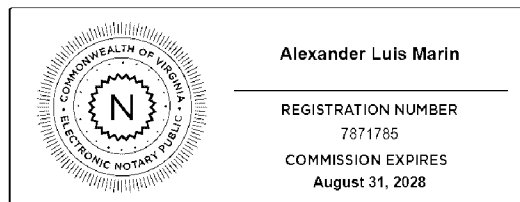
By: John McLain III
John McLain III, Member

State of Virginia } ss
County of Roanoke City }

On this 3rd day of June, 2025, before me, Alexander Luis Marin, a Notary Public in and for said state, personally appeared John McLain III known or identified to me to be a Member in the Limited Liability Company known as Good Deeds for Life LLC., an Oregon Limited Liability Company who executed the foregoing instrument in said LLC name and acknowledged that he/they executed the instrument in said LLC name.

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

Alexander Luis Marin
Notary Public for the State of Virginia
Residing at: Roanoke City
Commission Expires: 08/31/2028



Notarized remotely online using communication technology via Proof.