

2025-004554

Klamath County, Oregon



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06/13/2025 11:03:35 AM

Fee: \$97.00

*This space reserved for use by
Recording Office***RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

JESSICA PERL, ESQ.

ROSS, HACKETT, DOWLING, VALENCIA & WALTI

600 EL CAMINO REAL, PO BOX 279

SAN BRUNO, CA 94066

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

WARRANTY DEED

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

GINGER OLIVER

532 LAFAYETTE AVENUE, APT C.

SAN LEANDRO, CA 94577

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

DANIEL NELSON HOILE, JR.

1724 SE 55TH AVENUE

PORTLAND, OR 97215

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$.00

Other:

5. Send tax statements to: ORS 205.234(1)(e)

DANIEL NELSON HOILE, JR.

1724 SE 55TH AVENUE

PORTLAND, OR 97215

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed
by the lien, order, or warrant:** ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:** ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

After Recording Return To:
Jessica Perl, Esq.
Ross, Hackett, Dowling, Valencia & Walti
600 El Camino Real, PO Box 279
San Bruno, CA 94066

Grantor's Name and Address:
Ginger Oliver
532 Lafayette Avenue, Apt C.
San Leandro, CA 94577

Grantee's Name and Address:
Daniel Nelson Hoile, Jr.
1724 SE 55th Avenue
Portland, OR 97215

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GINGER OLIVER, TRUSTEE OF THE REVOCABLE TRUST OF PATRICIA HULEN DATED APRIL 27, 2009, AS AMENDED, hereinafter called the grantor, for the consideration hereinafter stated, to grant or paid by DANIEL NELSON HOILE, JR., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 Block 87, Klamath Falls Forest Estates Highway 66 Unit 4, Klamath County,
Oregon
Assessor's Parcel #3711-023A0-03800

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property (including any Declaration of Restrictions recorded with this subdivision recorded in the Office of the Klamath County, Oregon Recorder, of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein).

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized In fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

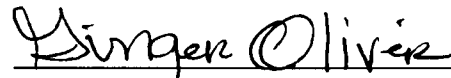
The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$NONE –TRANSFER TO BENEFICIARY FROM TRUST

In construing this deed and where the context so requires, the singular includes the

plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of June, 2025; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.



GINGER OLIVER, Trustee of the Revocable Trust of Patricia Hulen Dated April 27, 2009, As Amended

NOTARIAL ACKNOWLEDGMENT

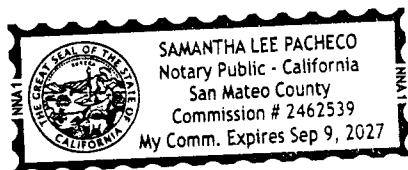
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF SAN MATEO)

On June 9, 2025, before me, Samantha Lee Pacheco a
Notary Public, personally appeared **GINGER OLIVER**, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity,
and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

Samantha Lee Pacheco
Signature of Notary Public

Notarial Acknowledgement for Warranty Deed – Klamath County