



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004798
Klamath County, Oregon
06/20/2025 02:48:01 PM
Fee: \$87.00

After recording return to:
Erin Wood
1860 Manzanita ST
Klamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Erin Wood
same as above
File No. 1001004

STATUTORY WARRANTY DEED

Bruce Whiteaker, Trustee and Cathleen Whiteaker, Trustee of the Bruce and Cathleen Whiteaker Living Trust, Grantor(s), hereby convey and warrant to

Erin Wood ,
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:

That portion of Lots Seventeen (17) and Eighteen (18), Block Twenty-Seven (27), Hot Springs Addition to the City of Klamath Falls, Oregon, beginning at a point Fifty (50) feet Northeasterly along the Northwesternly line of Earle Street, from the Southwestern corner of Block Twenty Seven (27), thence in a Northwesternly direction and parallel with Alameda a distance of One Hundred (100) feet; thence in a Northeasterly direction and parallel with Early Street a distance of Fifty (50) feet; thence in a Southeasterly direction and parallel with Alameda a distance of One Hundred (100) feet to a intersection with the Northwesternly line of Earle Street; thence Southwesterly along the Northwesternly line of Earle, a distance of Fifty (50) feet to the point of beginning, according to the duly recorded plat of said Addition on file and of Record in the Office of the County Clerk in and for Klamath County, State of Oregon.

The true and actual consideration for this conveyance is \$247,000.00.
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: 6/17/2025

Bruce & Cathleen Whiteaker Living Trust

By: [Signature]
Bruce Whiteaker, Trustee

By: Cathleen Whiteaker
Cathleen Whiteaker, Trustee

State of California } ss.
County of San Luis Obispo

On this 17th day of June, 2025, before me, Mary Gerber, a Notary Public in and for said state, personally appeared Bruce Whitaker and Cathleen Whiteaker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bruce and Cathleen Whiteaker Living Trust and acknowledged 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.

Mary Gerber
Notary Public for the State of California
Residing at: 600 Alton Ct, Templeton CA 93465
Commission Expires: 2/19/2028

