



After recording return to:
Gabriele Lilley and Joshua Sonier
24199-188 Godowa Springs Road
Beatty, OR 97621

Until a change is requested all tax
statements shall be sent to the
following address:
Gabriele Lilley and Joshua Sonier
24199-188 Godowa Springs Road
Beatty, OR 97621

File No.: 7161-4286009 (JC)
Date: July 01, 2025

THIS SPACE RESERVED FOR REC

2025-005956

Klamath County, Oregon

07/11/2025 03:41:01 PM

Fee: \$97.00

STATUTORY WARRANTY DEED

Jonathan A. Carlson aka Jonathan August Carlson and Amanda Marie Carlson, as tenants by the entirety, Grantor, conveys and warrants to **Gabriele Lilley and Joshua Sonier, not as tenants in common but with right of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$16,000.00**. (Here comply with requirements of ORS 93.030)

APN: **280430**

Statutory Warranty Deed
- continued

File No.: **7161-4286009 (JC)**

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 11th day of July, 2025.



Jonathan August Carlson



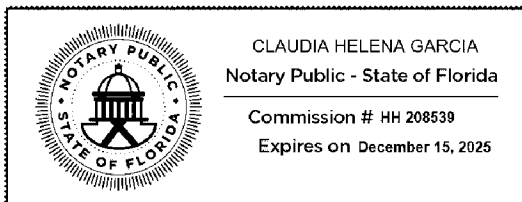
Amanda Marie Carlson

STATE OF Florida

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)ss.
)

County of Orange

This instrument was acknowledged before me on this 11th day of July, 2025
by **Jonathan August Carlson and Amanda Marie Carlson.**



Claudia Helena Garcia
Notary Public for Florida
My commission expires: 12/15/2025

Notarized remotely online using communication technology via Proof.

___ Personally Known OR ☒ Produced Identification

Type of Identification Produced *By Oregon Driver's License

APN: **280430**

Statutory Warranty Deed
- continued

File No.: **7161-4286009 (JC)**

EXHIBIT A

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

Lots 21, 22 and 23, Block 47, Oregon PINES, according to the Official Plat thereof on file in the Office of the county clerk of Klamath County, Oregon.