

RECORDING REQUESTED BY:

 **Western** Title & Escrow

1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0275860-DI
Julie Kono and Kevin Moore
148617 Ahern Drive
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Julie Kono and Kevin Moore
148617 Ahern Drive
La Pine, OR 97739

2025-006361

Klamath County, Oregon

07/22/2025 02:18:01 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Katherine B. Hawes, trustee, or successors in trust, of the Katherine B. Hawes Trust dated October 2, 2023, Grantor, conveys and warrants to Julie Kono and Kevin Moore, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$345,000.00). (See ORS 93.030).

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: July 21, 2025

Katherine B. Hawes Trust dated October 2, 2023

BY: Katherine B. Hawes
Katherine B. Hawes
Trustee

State of Oregon
County of Josephine

This instrument was acknowledged before me on July 21, 2025 by Katherine B. Hawes, as Trustee of the Katherine B. Hawes Trust dated October 2, 2023.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 3/24/2026

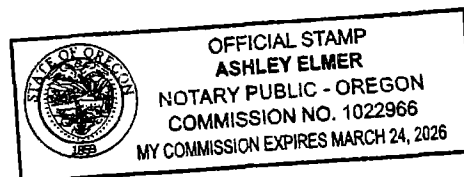


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3 in Block 1 of RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon