



THIS SPACE RESERVED FOR RECORDER'S USE

**2025-006727**

**Klamath County, Oregon**

**08/01/2025 01:11:01 PM**

**Fee: \$92.00**

After recording return to:

Genesis Kathryn Bishop and Cody Lane  
Bishop

1835 Crest St.

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be

sent to the following address:

Genesis Kathryn Bishop and Cody Lane  
Bishop

1835 Crest St.

Klamath Falls, OR 97603

File No. 1000910

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### STATUTORY WARRANTY DEED

**Charles L. Paulsen Jr. and Jane L. Paulsen, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to**

**Genesis Kathryn Bishop and Cody Lane Bishop, 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:

**A parcel of land lying in Lots 44 and 45, Block G, HOMECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said parcel being more particularly described as follows:**

**Beginning at the Northwest corner of Lot 44 of said Block G; thence East along the North line of said Lot 44, 123.66 feet; thence South 26° 00' East 97.0 feet; thence South 79° 00' West 138.0 feet; thence North 45° 00' West along the Northeasterly line of Crest Street (Faircrest Drive on the official plat of Homecrest) 55.1 feet; thence North along the West line of said Lot 44, to the point of beginning.**

**The true and actual consideration for this conveyance is \$277,500.00.**

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: 7-30-2025

Charles L. Paulsen Jr.  
Charles L. Paulsen Jr.

Jane L. Paulsen  
Jane L. Paulsen

State of Oregon } ss  
County of Klamath }

On this 30<sup>th</sup> day of July, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Charles L. Paulsen Jr. and Jane L. Paulsen, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

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

Zoey Ayala  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: May 19, 2029

