



THIS SPACE RESERVED FOR RECORDER'S USE

2025-008967

Klamath County, Oregon

10/07/2025 02:52:01 PM

Fee: \$92.00

After recording return to:

Brandon Hartley

510 McKinley ST

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

Brandon Hartley

510 McKinley ST

Klamath Falls, OR 97601

File No. 1013519

STATUTORY WARRANTY DEED

Juniper Bacon, Trustee of the CDJ Bacon Revocable Living Trust, Dated September 16, 2022,
Grantor(s), hereby convey and warrant to

Brandon Hartley ,

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:

**Lot 1 in Block 53 of BUENA VISTA ADDITION, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$200,000.00.

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: 09/26/2025

Juniper Bacon, trustee

Juniper Bacon, Trustee of the CDJ Bacon Revocable Living Trust

State of Florida

County of Duval

On this 26th day of September 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Juniper Bacon**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the **CDJ Bacon Revocable Living Trust**, and acknowledged to me that he/she/they executed the same as Trustee.

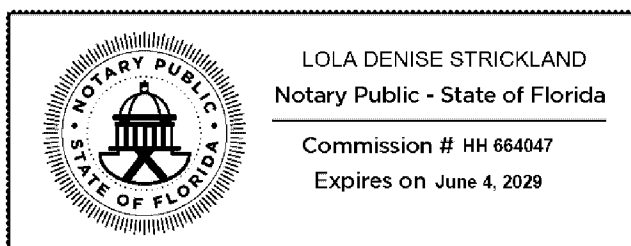
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lola Denise Strickland
Lola Denise Strickland

Notary Public for the State of Florida

Residing at: Duval

Commission Expires: 06/04/2029



CA DRIVER LICENSE