



THIS SPACE RESERVED FOR RECORDER'S USE

2025-009511
Klamath County, Oregon
10/24/2025 09:02:01 AM
Fee: \$102.00

After recording return to:

Nick Trappen
PO Box 81
Beatty, OR 97621

Until a change is requested all tax statements
shall be
sent to the following address:

Nick Trappen
PO Box 81
Beatty, OR 97621
File No. 1023471

STATUTORY WARRANTY DEED

Pamela Nielsen, individually and as Affiant/Claiming Successor of the Estate of John Thomas Craychee, deceased, Stephanie A. Coffin and Patrick J. Craychee, or Grantor(s), hereby convey and warrant to

Nick Trappen ,

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:

S1/2 S1/2 NE1/4 of Section 25, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$14,000.00.

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: 10/17/2025

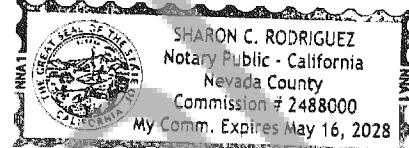
Pamela Nielsen

Pamela Nielsen, individually and as Affiant/Claiming Successor of the Estate of John Thomas Craychee, deceased

State of Arizona } ss *CA Soc*
County of Maricopa } *Nevada Soc*

On this 17th day of October, 2025, before me, Sharon C. Rodriguez, a Notary Public in and for said state, personally appeared Pamela Nielsen, individually and as **Affiant/Claiming Successor of the Estate of John Thomas Craychee, deceased**, 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.



Sharon C. Rodriguez
Notary Public for the State of *CA*
Residing at: *Nevada County*

Commission Expires: *5-16-2028*

Patrick J. Craychee

State of California } ss
County of _____)

On this _____ day of October, 2025, before me, _____, a Notary Public in and for said state, personally appeared **Patrick J. Craychee**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Stephanie A. Coffin

State of Arizona } ss
County of Maricopa }

On this _____ day of October, 2025, before me, _____, a Notary Public in and for said state, personally appeared **Stephanie A. Coffin**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Dated: October 15th 2025

Pamela Nielsen, individually and as Affiant/Claiming Successor of the Estate of John Thomas Craychee, deceased

State of Arizona } ss
County of Maricopa }

On this _____ day of October, 2025, before me, _____, a Notary Public in and for said state, personally appeared **Pamela Nielsen, individually and as Affiant/Claiming Successor of the Estate of John Thomas Craychee, deceased**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

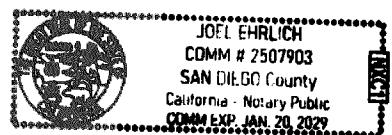
Patrick J. Craychee
Patrick J. Craychee

State of California } ss
County of SAN DIEGO }

On this 15th day of October, 2025, before me, Joel Ehrlich, a Notary Public in and for said state, personally appeared **Patrick J. Craychee**, 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.

Joel Ehrlich
Notary Public for the State of CALIFORNIA
Residing at: 12610 Buckwheat Ct, San Diego, CA 92129
Commission Expires: JAN 20, 2029



Stephanie A. Coffin

State of Arizona } ss
County of Maricopa }

On this _____ day of October, 2025, before me, _____, a Notary Public in and for said state, personally appeared **Stephanie A. Coffin**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Dated: _____

Pamela Nielsen, individually and as Affiant/Claiming Successor of the Estate of John Thomas Craychee, deceased

State of Arizona } ss
County of Maricopa }

On this _____ day of October, 2025, before me, _____, a Notary Public in and for said state, personally appeared **Pamela Nielsen, individually and as Affiant/Claiming Successor of the Estate of John Thomas Craychee, deceased**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Patrick J. Craychee

State of California } ss
County of _____

On this _____ day of October, 2025, before me, _____, a Notary Public in and for said state, personally appeared **Patrick J. Craychee**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Stephanie A. Coffin
Stephanie A. Coffin

State of Arizona } ss
County of Maricopa }

On this 20 day of October, 2025, before me, *Stephanie K. Higgins*, a Notary Public in and for said state, personally appeared **Stephanie A. Coffin**, 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.

Stephanie K. Higgins
Notary Public for the State of AZ
Residing at: AZ
Commission Expires: 03-16-2026

