

**AFTER RECORDING RETURN TO:**

MILAN HANSON, OSB #131082  
ATTORNEY AT LAW  
1875 HIGHWAY 99 N., SUITE D  
ASHLAND, OR 97520

2025-010034

Klamath County, Oregon

11/07/2025 03:10:01 PM

Fee: \$97.00

**SEND ALL TAX STATEMENTS TO:**

KENNETH OTT  
5576 TAIT COURT  
NEWARK, CA 94560

**STATUTORY WARRANTY DEED**

CHIYO A. OTT, GRANTOR, conveys and warrants to KENNETH OTT, TRUSTEE, OR HIS SUCCESSORS IN INTEREST, OF THE CHIYO ANNE OTT FAMILY TRUST DATED NOVEMBER 7, 2025, AND ANY AMENDMENTS THERETO, GRANTEE, the following-described real property located in Klamath County, Oregon free and clear of encumbrances except as specifically set forth herein:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

This property is more commonly known as: 5988 COOPER'S HAWK ROAD, KLAMATH FALLS, OR 97601.

The is no cash consideration for this transfer because the conveyance is made for estate planning purposes.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300-195.336, AND 2007 IR LAWS CHAPTER 424, §§5-11, AND 2009 OR LAWS CHAPTER 855, §§29, 17. 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**

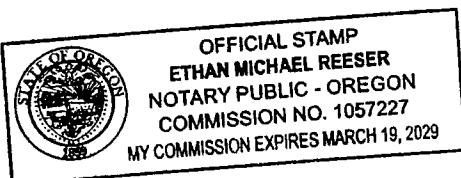
COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305-195.336, AND 2007 OR LAWS CHAPTER 424, §§8-11, AND 2009 OR LAWS CHAPTER 855, §§29.

DATED this 7th day of November, 2025.

*[Handwritten signature of Kenneth Ott]*  
KENNETH OTT AS GUARDIAN AND  
CONSERVATOR FOR CHIYO A. OTT,  
GRANTOR

STATE OF OREGON )  
County of Jackson ) ss

On this 7th day of November, 2025, personally appeared before me the within named **KENNETH OTT AS GUARDIAN AND CONSERVATOR FOR CHIYO A. OTT, GRANTOR**, and acknowledged the foregoing to be their voluntary act and deed.



*Ethan Michael Reeser*  
Notary Public – State of Oregon

My Commission expires: 3/19/29

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY**

Lot 261, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*Unofficial  
Copy*