

2025-010283

Klamath County, Oregon

11/17/2025 11:51:02 AM

Fee: \$102.00

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Recording Office***RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

Milan Hanson, OSB #131082

1875 Highway 99 N., Suite D

Ashland, OR 97520

1. TITLE(S) OF THE TRANSACTION(S)

ORS 205.234(1)(a)

Statutory Warranty Deed

2. DIRECT PARTY(IES) / GRANTOR(S)

ORS 205.234(1)(b)

KENNETH OTT AS GUARDIAN AND CONSERVATOR FOR CHIYO A. OTT

3. INDIRECT PARTY(IES) / GRANTEE(S)

ORS 205.234(1)(b)

KENNETH OTT, TRUSTEE, OR HIS SUCCESSORS IN INTEREST, OF THE CHIYO ANNE OTT FAMILY TRUST DATED NOVEMBER 7, 2025, AND ANY AMENDMENTS THERETO

4. TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property ORS 205.234(1)(d)

\$ Other Value Other PropertyOther value/property is **Whole** or **Part** of the consideration**5. SEND TAX STATEMENTS TO:** ORS 205.234(1)(e)

Kenneth Ott

5576 Tait Court

Newark, CA 94560

6. SATISFACTION of ORDER or WARRANT

Check one if applicable: ORS 205.234(1)(f)

FULL

PARTIAL

7. The amount of the monetary obligation imposed by the order or warrant: ORS 205.234(1)(f)\$ **8. If this instrument is being Re-Recorded, complete the following statement:** ORS 205.244(2)Re-recorded at the request of KENNETH OTT AS GUARDIAN AND CONSERVATOR FOR CHIYO A. OTTto correct Grantor Namepreviously recorded in Book/Volume 2025 and Page 010034, or as Fee Number

AFTER RECORDING RETURN TO:

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

SEND ALL TAX STATEMENTS TO:

**KENNETH OTT
5576 TAIT COURT
NEWARK, CA 94560**

STATUTORY WARRANTY DEED

KENNETH OTT AS GUARDIAN AND CONSERVATOR FOR 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.

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: 3/12/29

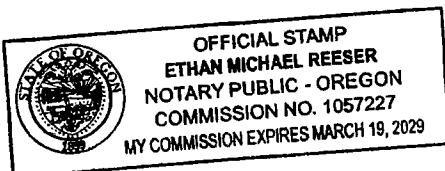


EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

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*