



THIS SPACE RESERVED FOR RECORDER'S USE

2025-010291

Klamath County, Oregon

11/17/2025 02:47:01 PM

Fee: \$97.00

After recording return to:

Tammy Willis

1418 Johnson Ave.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Tammy Willis

1418 Johnson Ave.

Klamath Falls, OR 97601

File No. 1034590

STATUTORY WARRANTY DEED

Diane Dee Brown, Individually and as Affiant for The Estate of Terrell Patrick Dunn who acquired title as Terrell Dunn, Deceased

, Grantor(s), hereby convey and warrant to

Tammy Willis ,

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:

Lots 3 and 4, Block 28, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Lexington Street, which inurred thereto Ordinance #2148, recorded February 25, 1958 in Volume 297, page 577 Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM the N1/2 of Lot 3, Block 28, HILLSIDE ADDITION to the City of Klamath Falls. TOGETHER WITH the portion of vacated Lexington Street which inurred thereto, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$110,000.00.

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: 11-13-25

Estate of Terrell Patrick Dunn who acquired title as Terrell Dunn, Deceased

By: Diane Dee Brown
Diane Dee Brown, Affiant

By: Diane Dee Brown
Diane Dee Brown, Individual

State of _____ } ss.
County of _____ }

*see attached california
acknowledgment*

On this _____ day of _____, 2025, before me, _____, a Notary Public in and for said state, personally appeared Diane Dee Brown, as affiant and individually known or identified to me to be the person whose name is subscribed to the foregoing instrument as Affiant of the Estate of Terrell Patrick Dunn who acquired title as Terrell Dunn, Deceased 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: _____

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

On nov13,2025, before me, Beth J. Mau, Notary Public, personally appeared Diane Dee Brown who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~their~~ signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

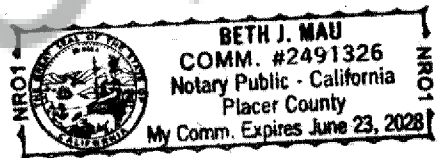
WITNESS my hand and official seal.



Beth J. Mau

My Commission Expires: June 23, 2028

Commission Number: 2491326



Name of Document: Statutory Warranty Deed

Date of Document: nov13,25 Number of Pages: two

Signers Other Than Named Above none