



THIS SPACE RESERVED FOR RECORDER'S USE

2026-001384
Klamath County, Oregon
02/13/2026 08:38:02 AM
Fee: \$92.00

After recording return to:
Jared Paul D. Considine and Sada G.
Considine
PO Box 865
Shady Cove, OR 97539

Until a change is requested all tax statements shall be sent to the following address:
Jared Paul D. Considine and Sada G.
Considine
PO Box 865
Shady Cove, OR 97539
File No. 1023878

STATUTORY WARRANTY DEED

Karen Stratton, Affiant of the Estate of Michael Lee Stratton aka Michael L. Stratton who acquired title as Michael Stratton, deceased, Simple Estate 25PB08813 filed in Klamath County, State of Oregon, and Karen Stratton Individually,

Grantor(s), hereby convey and warrant to

Jared Paul D. Considine and Sada G. Considine as tenants by the entirety,

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 11 and 12, Block 13, CHILOQUIN DRIVE ADDITION to the City of Chiloquin, TOGETHER WITH that portion of Elm Street, vacated lying South of and adjacent to said Lots 11 and 12, EXCEPTING THEREFROM the North 35 feet of said Lots, conveyed to the City of Chiloquin, in Deed recorded July 26, 1963 in Book 347, page 3, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$155,000.00.

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: 2/11/26

Karen Stratton
Karen Stratton, Individually

Estate of Michael Lee Stratton

By: Karen Stratton
Karen Stratton, Affiant

State of Oregon) ss.
County of Klamath)

On this 11 day of February, 2026, before me, Julie VanLeuven, a Notary Public in and for said state, personally appeared Karen Stratton individually and Affiant of the Simple Estate of Michael Lee Stratton 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10302027

