

2026-003151

Klamath County, Oregon

04/10/2026 09:49:02 AM

Fee: \$97.00

RECORDING REQUESTED BY:


Western Title & Escrow

1316 East Main Street
Cottage Grove, OR 97424

GRANTOR'S NAME:

Andrew R. Halvorson

GRANTEE'S NAME:

Danny Solesbee and Candace Solesbee

AFTER RECORDING RETURN TO:

Order No.: WT0285114-JS
Danny Solesbee and Candace Solesbee
15 S. 6th Street
Cottage Grove, OR 97424

SEND TAX STATEMENTS TO:

Danny Solesbee and Candace Solesbee
15 S. 6th Street
Cottage Grove, OR 97424

APN: 166448

Map: 2607-001D0-02100

No Situs Address, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Andrew R. Halvorson, Grantor, conveys and warrants to **Danny Solesbee and Candace Solesbee, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 27, Block 1, Tract 1122, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (**\$110,000.00**). (See ORS 93.030).

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 9th 2026

[Redacted Signature]

Andrew R. Halvorson

State of Oregon
County of Lane

This instrument was acknowledged before me on April 9th, 2026 by Andrew R. Halvorson.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 2/15/2028

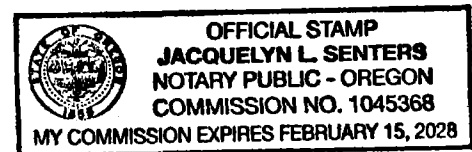


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 27, Block 1, Tract 1122, according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.

Unofficial
Copy