



THIS SPACE RESERVED FOR

2019-005260

Klamath County, Oregon

05/10/2019 01:36:01 PM

Fee: \$92.00

After recording return to:

Courtney Dawson

1220 Thomas Drive

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Courtney Dawson

1220 Thomas Drive

Klamath Falls, OR 97603

File No. 286931AM

STATUTORY WARRANTY DEED

Susan Brosterhous, as Affiant for the Estate of Dorene Mae Dippold, Susan Brosterhous, Individually, and Steven L. Dippold,

Grantor(s), hereby convey and warrant to

Courtney Dawson,

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 2 in Block 11 of TRACT 1003 - THIRD ADDITION TO MOYINA, 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 \$212,000.00.

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:

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 this 25 day of APRIL, 2019.

Estate of Dorene Mae Dippold

By: [Signature]
Susan Brosterhous, as Affiant

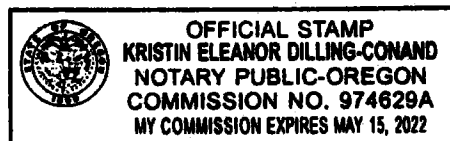
By: [Signature]
Susan Brosterhous, Individually

By: [Signature] Steven L. Dippold, Individually
Witness: [Signature] Sunflower Folkers
Printed Name: Sunflower Folkers
Witness 2: [Signature] Mark Dippold
Printed Name: MARK DIPPOLD

State of Oregon } ss
County of ~~Klamath~~ Jackson

On this 25th day of April, 2019, before me, Kristin Eleanor Dilling-Conand ^{KDC} (Conand) a Notary Public in and for said state, personally appeared Susan Brosterhous, as Affiant for the Estate of Dorene Mae Dippold, Susan Brosterhous, Individually, and Steven Dippold and proved to me on the basis of satisfactory evidence to be the person who made and acknowledged (his) mark on the within instrument in my presence and in the presence of Sunflower Folkers and Mark Dippold who have signed the within instrument as witnesses, one of whom Sunflower Folkers, also wrote the name of the signer by mark near the mark. 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 County Jackson County
Commission Expires: May 15th, 2022



Witness Affidavit
For Signature by Mark

State of Oregon
County of Jackson

Sunflower Folkins and Mark Dippold after first (being by me duly sworn)(affirming to me),
declare that : We saw Steven L. Dippold, the person who executed the foregoing instrument (Type of Document: STATUTORY
WARRANTY DEED), subscribe the same for the purposes and considerations therein expressed, and that we signed the same as
witnesses at the request of the person who executed the same.

Sunflower Folkins 4/25/2019
Signature Date

Mark Dippold 4-25
Signature Date

Subscribed and (sworn)(affirmed) before me by Sunflower Folkins and Mark Dippold
this 25th day of April, 2019

Kristin E. Dilling-Conand
Notary Public – State of Oregon

