



2014-003804

Klamath County, Oregon

04/22/2014 02:34:30 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:
Stephen James Rowe, Executor of the
Estate of Lois Marjorie Rowe
919 30th Ave.
Santa Cruz, CA 95062

Until a change is requested all tax
statements shall be sent to the
following address:
Stephen James Rowe
919 30th Ave
Santa Cruz, CA 95062

File No.: 7021-2229461 (MT)
Date: March 26, 2014

STATUTORY WARRANTY DEED

Stephen James Rowe, Joyce Ann Graham and Gail Lori Moore, as the Heirs and/or Devisees of the Estate of Lois Marjorie Rowe, deceased, Grantor, conveys and warrants to Stephen James Rowe as the Affiant of the Estate of Lois Marjorie Rowe, deceased, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 3 and 17 and the Southerly 100.2 feet of Lot 18, VILLA SAINT CLAIR. ALSO, a portion of Lot 2, VILLA SAINT CLAIR, more particularly described as follows: A strip of land 7.0 feet wide North and South and 125.0 feet long East and West out of Lot 2, beginning in the Southwest corner of said Lot and parallel to the South boundary of said Lot 125.0 feet.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

1st 52-

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 18 day of April, 2014.

The Heirs and/or Devisees of the Estate of
Lois Marjorie Rowe, deceased

Stephen James Rowe
Stephen James Rowe, Heir and/or Devisee

Joyce A Graham
Joyce Ann Graham, Heir and/or Devisee

Gail L Moore
Gail Lori Moore, Heir and/or Devisee

APN: R571857

Statutory Warranty Deed
- continued

File No.: 7021-2229461 (MT)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18th day of April, 2014
by as of The Heirs and/or Devisees of the Estate of Lois Marjorie Rowe, deceased, on behalf of the .

Meli Ann Trujillo

Meli Ann Trujillo

Notary Public for Oregon

My commission expires: November 17, 2017

