

2015-003942

Klamath County, Oregon



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04/27/2015 03:32:16 PM

Fee: \$47.00

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Ralph D. and Carolyn E. Brown  
P.O. Box 141  
Keno, OR 97627

**GRANTOR:**

Carolyn E. Brown  
P.O. Box 141  
Keno, OR 97627

**GRANTEE:**

Ralph D. Brown Sr., and  
Carolyn E. Brown  
P.O. Box 141  
Keno, OR 97627

**- WARRANTY DEED -**

Carolyn E. Brown, Grantor, conveys and warrants to Ralph D. Brown Sr. and Carolyn E. Brown, husband and wife, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot Thirteen (13) in Block Six (6) in the Town of Doten, with the improvements thereon, which said Lot is shown on the plat of Doten, filed and recorded in the office of the clerk of Klamath County, Oregon,

Together with the tenements, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining.

**SUBJECT TO AND EXCEPTING:**

All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments, excepting those created or caused by Grantor.

The true and actual consideration for this transfer is zero dollars (\$.00).

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 20<sup>th</sup> day of April 2015.

Carolyn E. Brown  
Carolyn E. Brown

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath       )

Personally appeared before me this 20<sup>th</sup> day of April 2015, the above named Carolyn E. Brown and acknowledged the foregoing instrument to be her voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My commission expires: 2617

