

2017-007483

Klamath County, Oregon



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07/05/2017 10:13:20 AM

Fee: \$52.00

RECORDING REQUESTED BY:
GLEN R. LEWIS
A PROFESSIONAL LAW CORPORATION

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

James Stowe
8300 Curbaril Avenue
Atascadero, California 93422

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That JAMES W. STOWE, hereinafter called the grantor, for the consideration stated, to grantor paid by JAMES W. STOWE and ANNETTE LORRAINE STOWE, Trustees of the James and Annette Stowe Family Trust Dated June 12, 2017, hereinafter called the grantee, does hereby grant, bargain, sell, transfer and convey unto said grantee and grantee's heirs, successors and assigns, those certain real properties, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 5 and 6 in Block 2 of First Addition to Eastmount, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 6 and the Westerly 25 feet of Lot 7 in Block 79, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-30AC, Tax Lot 605

THE PROPERTIES DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTIES ARE SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR

FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTIES SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTIES 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 PROPERTIES SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed and where the context so requires, the singular includes that plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

EXECUTED this 12 day of June, 2017.


JAMES W. STOWE

ACKNOWLEDGMENT


A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA]
COUNTY OF SAN LUIS OBISPO] ss

On JUNE 12, 2017, before me, Glen R. Lewis, a Notary Public, personally appeared JAMES W. STOWE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  [SEAL]

