

BLO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2019-002778

Klamath County, Oregon



00237491201900027780010012

03/25/2019 12:14:27 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

RAYMOND R. ROWLETT and JUDY  
ROWLETT, Husband and Wife 26810  
Highway 140 E Bonanza OR 97623-7717

Grantor's Name and Address

RAYMOND R. ROWLETT and JUDY ROWLETT,  
Husband and Wife and ALLENJOE T. ROWLETT,  
Son, 26810 Highway 140 E Bonanza OR 97623-  
7717

Grantee's Name and Address

After recording, return to (Name and Address):

ALLENJOE T. ROWLETT  
638 TWP RD 150  
Sullivan, OH 44880

Until requested otherwise, send all tax statements to (Name and Address):

RAYMOND R. ROWLETT and JUDY ROWLETT  
892 North Stewart road  
Mansfield, OH 44905

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RAYMOND R. ROWLETT and JUDY ROWLETT,  
Husband and wife  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND R. ROWLETT and  
JUDY ROWLETT, Husband and wife and ALLENJOE T. ROWLETT, Son, with rights of survivorship  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in Klamath County, State of Oregon, described as follows (legal description of property):

The  $W\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}$  and the  $E\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$  in Section 7, Township 38 South, Range 11  
East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 1971 BROOKWOOD Mobile Home, Oregon License #X174633, and  
Serial #2888, which is situate on the above described real property.  
Klamath County TAX Account #3811-00700-01800 and #M174633.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state): Except all  
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 premises and every part and parcel thereof against the lawful claims and demands of all  
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. <sup>①</sup> However, the  
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate  
which) consideration. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes  
shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 03-25-2019; any  
signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-  
MINE 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.

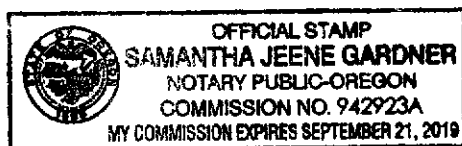
Arwa as power of attorney  
Raymond R. Rowlett

Arwa as power of attorney  
Judy Rowlett

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_

This instrument was acknowledged before me on March 25, 2019  
by Allenjo T. Rowlett  
as Power of Attorney  
of Judy Rowlett and Raymond R. Rowlett



Samantha Gardner  
Notary Public for Oregon  
My commission expires Sept 21, 2019