

MT0373509AM
AFTER RECORDING, RETURN TO:
Dan & Katrina Brown
5438 Bel Aire Dr
Klamath Falls OR 97603

2020-005934

Klamath County, Oregon

05/12/2020 12:37:21 PM

Fee: \$87.00

SEND TAX STATEMENTS TO:
Dan & Katrina Brown
5438 Bel Aire Dr
Klamath Falls OR 97603

STATUTORY WARRANTY DEED

Wendy Lynn Brown who acquired title as Wendy Lynn Gray, with an address of 5082 Harlan Dr Klamath Falls OR 97603 ("Grantor"), conveys and warrants to Dan P Brown and Katrina M Brown husband and wife with rights of survivorship, whose address is 5438 Bel Aire Dr Klamath Falls OR 97603, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

The Southeasterly 55.5 feet of Tract 44 of Homedale, more particularly described as follows: Beginning at the most Easterly corner of said Tract 44; thence Northwesterly along the Southwesterly line of Harlan Drive, a distance of 55.5 feet; thence Southwesterly, parallel with the line between Tracts 44 and 45 of Homedale, a distance of 300 feet; thence Southeasterly along the Southwesterly line of said Tract 44, a distance of 55.5 feet; thence Northeasterly along said line between Tracts 44 and 45 a distance of 300 feet to the place of beginning.

The true consideration for this conveyance is \$ 1.00

This property is free of liens and encumbrances:

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

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

57 HNT

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 11 day of May, 2020.

Wendy Lynn Brown
Grantor

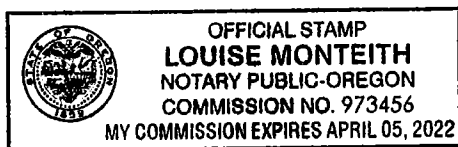
STATE OF OREGON

COUNTY OF Clatsop

}

SS.

The foregoing instrument was acknowledged before me on this 11th day of May, 2020, by Wendy Lynn Brown, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Louise Monteith
Printed Name: Louise Monteith
Notary Public in and for the State of Oregon