



2020-009121

Klamath County, Oregon

07/24/2020 03:55:25 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDS USE

After recording return to:

Edwin L. Brown and Lauren Brown, Trustees of the
Edwin and Lauren Brown Revocable Living Trust
dated 5/27/2020

1562 Wiard St

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:

Edwin L. Brown and Lauren Brown, Trustees of the
Edwin and Lauren Brown Revocable Living Trust
dated 5/27/2020

1562 Wiard St

Klamath Falls, OR 97603

File No. 386137AM

STATUTORY WARRANTY DEED

Joni Leaf and Jennifer Peel, with rights of survivorship,

Grantor(s), hereby convey and warrant to

Edwin L. Brown and Lauren Brown, Trustees of the Edwin and Lauren Brown Revocable Living Trust dated 5/27/2020,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 13 in Block 27 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING that portion conveyed for street purposes by Deed Volume 25-250, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$45,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 24th day of July 2020

Joni M. Leaf
Joni M. Leaf

Jennifer Peel
Jennifer Peel

State of Oregon } ss
County of Jefferson }

On this 24 day of July, 2020, before me, Alison Vanek a Notary Public in and for said state, personally appeared Joni Leaf and Jennifer Peel, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Alison Vanek
Notary Public for the State of Oregon
Residing at: Madras
Commission Expires: 3-13-21

