



THIS SPACE RESERVED FOR

2021-000697

Klamath County, Oregon

01/15/2021 11:51:01 AM

Fee: \$87.00

After recording return to:

David J Brown and Abigail R Brown

2948 NW Celilo Ln

Bend, OR 97703

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

David J Brown and Abigail R Brown

2948 NW Celilo Ln

Bend, OR 97703

File No. 425761AM

STATUTORY WARRANTY DEED

William D. Holderman, Trustee of the William D. Holderman Trust dated November 16, 2020 or the Successor Trustee,

Grantor(s), hereby convey and warrant to

David J Brown and Abigail R Brown, as Tenants by the Entirety,

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 24 in Block 2 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-007A0-07500

The true and actual consideration for this conveyance is \$1,173,000.00.

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:

Return To:



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 14 day of JANUARY, 2021.

William D. Holderman Trust

William D Holderman Trustee
William D. Holderman, Trustee

State of Oregon} ss.

County of Benton}

On this 14 day of January, 2021, before me, Vanessa Lee Garcia a Notary Public in and for said state, personally appeared William D Holderman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the William D Holderman Trust dated November 16, 2020, and acknowledged to me that he/she/they executed the same as Trustee.

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

Vanessa Garcia
Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: 8-21-23

