



THIS SPACE RESERVED FOR RE

2021-006732
Klamath County, Oregon
04/29/2021 02:13:00 PM
Fee: \$87.00

After recording return to:

Sheryl Knowles and Natalie Gaudin
13621 18th Ave SW
Burien, WA 98166

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

Sheryl Knowles and Natalie Gaudin
13621 18th Ave SW
Burien, WA 98166
File No. 425251AM

STATUTORY WARRANTY DEED

Donald Brower III and Tiffany Brower,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Sheryl Knowles and Natalie Gaudin, not as Tenants in Common, but with rights of survivorship,

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:

Government Lots 1 and 2 and the SW1/4 SW1/4 of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the following:

A tract of land situated in Sections 8 and 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

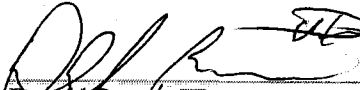
Beginning at a point on the North line of said Section 17 from which the Northwest corner of said Section 17 bears North 89° 49' 21" West, 30.00 feet; thence South 00° 05' 09" East parallel to the West line of said Section 17, 256.00 feet; thence South 89° 49' 21" East parallel to the North line of said Section 17, 2379 feet more or less to the Mean High Water Line of Lost River; thence Northerly on said Mean High Water Line the following courses and distances: North 15° 12' 02" East, 324.30 feet; North 09° 32' 48" East, 223.70 feet; North 16° 32' 48" West, 370.44 feet; and North 25° 02' 09" West, 424.66 feet; thence leaving said Mean High Water Line, North 89° 49' 21" West, 2211.42 feet to a point lying 30.00 feet East of the West line of said Section 8; thence South 00° 16' 30" West parallel to the West line of said Section 8, 1016.92 feet to the point of beginning.

The true and actual consideration for this conveyance is \$650,000.00.

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:

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.

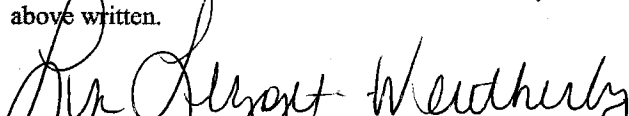
Dated this 28 day of April, 2021.

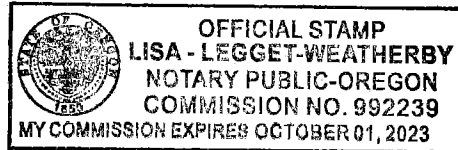

Donald Brower III


Tiffany Brower

State of Oregon } ss
County of Klamath }


On this 28 day of April, 2021, before me Lisa Legget-Weatherby a
Notary Public in and for said state, personally appeared Donald Brower III, 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.


Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires:



Louisiana ^{CA}
State of ~~Oregon~~ } ss
County of ~~Klamath~~ }
~~Parish of Livingston~~ ^{CA}

On this 24th day of April, 2021, before me, Carolyn Forbes a
Notary Public in and for said state, personally appeared Tiffany Brower, 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.


Notary Public for the State of Louisiana - Parish of Livingston
Residing at: Walker, Louisiana
Commission Expires: at Death

