



After recording return to:
Daniel J. Dowswell and Julie A.
Dowswell
4003 Moose Run Dr SW
Albany, OR 97321-5800

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

Daniel J. Dowswell and Julie A.
Dowswell
4003 Moose Run Dr SW
Albany, OR 97321-5800

461261 AM

File No.: 7064-3726265 (tb)

Date: April 19, 2021

THIS SPACE RESERVED FOR REC

2021-008642

Klamath County, Oregon

06/01/2021 12:42:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Larry Fray and Sally Jo Fray, Grantor, conveys and warrants to **Daniel J. Dowswell and Julie A. Dowswell as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

N1/2 SE1/4 SW1/4 NW1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

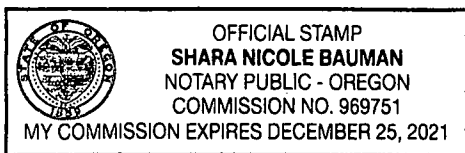
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 21 day of May, 2021
Larry Fray
 Larry Fray

Sally Jo Fray
 Sally Jo Fray

STATE OF Oregon)
)ss.
 County of ~~Klamath~~ Deschutes)

This instrument was acknowledged before me on this 21 day of May, 2021
 by **Larry Fray and Sally Jo Fray.**



Shara Nicole Bauman
 Notary Public for Oregon
 My commission expires: 12/25/21