



THIS SPACE RESERVED FOR

2021-009554

Klamath County, Oregon

06/17/2021 03:19:00 PM

Fee: \$87.00

After recording return to:

Shannon Rachelle Clevenger

731 Rose St.

Klamath Falls, OR 97601

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

Shannon Rachelle Clevenger

731 Rose St.

Klamath Falls, OR 97601

File No. 464698AM

STATUTORY WARRANTY DEED

Dolph Patrick Bowlby, also known as Dolph Patrick Bowly, and Sherry Gail Bowlby, Trustees of the Dolph Patrick Bowlby and Sherry Gail Bowlby Living Trust uad November 27, 2019,

Grantor(s), hereby convey and warrant to

Shannon Rachelle Clevenger,

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:

The S1/2 of Lot 1, Block 1, SHIVES ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$192,000.00.

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 14th day of JUNE, 2021.

The Dolph Patrick Bowlby and Sherry Gail Bowlby Living Trust uad November 27, 2019

By: [Signature]
Dolph Patrick Bowlby, Trustee

By: [Signature]
Sherry Gail Bowlby, Trustees

State of TENN } ss.
County of Sullivan }

On this 14 day of June, 2021, before me, Roy Matthews a Notary Public in and for said state, personally appeared Dolph Patrick Bowlby and Sherry Gail Bowlby known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Dolph Patrick Bowlby and Sherry Gail Bowlby Living Trust uad November 27, 2019, 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.

[Signature]
Notary Public for the State of Tenn
Residing at: 402 Belmont Dr Bristol Tenn 37620
Commission Expires:

My Commission Expires
November 27, 2023

