



THIS SPACE RESERVED FOR

2021-011683

Klamath County, Oregon

07/30/2021 12:52:00 PM

Fee: \$87.00

After recording return to:

Brandon J. Lowther and Anna M. Lowther

2325 Linda Vista

Klamath Falls, OR 97601

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

Brandon J. Lowther and Anna M. Lowther

2325 Linda Vista

Klamath Falls, OR 97601

File No. 470120AM

STATUTORY WARRANTY DEED

Jennifer R. Wise, Trustee of the Jennifer R. Wise Revocable Trust,

Grantor(s), hereby convey and warrant to

Brandon J. Lowther and Anna M. Lowther, 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:

Lots 3 and 4 in Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS,

EXCEPTING THEREFROM:

**A tract of land being a portion of Lot 3 in Block 2 of "FIRST ADDITION TO LOMA LINDA HEIGHTS",
situated in the NW1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northwest corner of said Lot 3; thence North 88°51'05" East, along the North line of said
Lot 3, 2.00 feet; thence leaving said North line, South 01°45'30" East 44.87 feet; thence South 03°19'18" East
76.19 feet to a point on the South line of said Lot 3 from which the Southwest corner of said Lot 3 bears
South 89°09'05" West 6.00 feet; thence South 89°09'05" West 6.00 feet to the Southwest corner of said Lot
3; thence North 00°50'55" West 120.98 feet to the point of beginning, containing 437 square feet, more or
less, with bearings based on the plat of "FIRST ADDITION TO LOMA LINDA HEIGHTS", on file at the
office of the Klamath County Clerk.**

The true and actual consideration for this conveyance is \$685,000.00.

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:

2021-2022 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 22nd day of July, 2021

Jennifer R. Wise, Trustee of The Jennifer R. Wise Revocable Trust

By: Jennifer R. Wise
Jennifer R. Wise, Trustee

State of Oregon } ss
County of Klamath }

On this 22nd day of July, 2021, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Jennifer R. Wise, Trustee of the Jennifer R. Wise Revocable Trust, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 5/18/2025

