



After Recording, Return To:  
Charles Brown and Lisa Brown  
5072 Harlan Dr  
Klamath Falls, OR 97603  
  
Mail Tax Statements To:  
Charles Brown and Lisa Brown  
5072 Harlan Drive  
Klamath Falls, OR 97603

Charles Law Office  
Returned at Counter

STATUTORY WARRANTY DEED

PRESTON BRANNON, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO CHARLES BROWN AND LISA BROWN, as joint tenants with rights of survivorship and not as tenants in common, the GRANTEES, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

The Southwesterly 54 feet of the Southeasterly 109.5 feet of Lot 44, HOMDEALE, according to the official plat thereof on file in the office of the County Clerk, Kamath County, Oregon.

More commonly known as 5072 Harlan Drive, Klamath Falls, OR 97603.  
And will warrant and defend the same against all persons who may lawfully claim the same.  
The true consideration for this conveyance is \$27,000.00.

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 23 day of August, 2021.

PRESTON BRANNON

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me on this August 23, 2021, by PRESTON BRANNON.

NOTARY PUBLIC  
My Comm. exp: April 18, 2025

