



THIS SPACE RESERVED FOR

2021-017354  
Klamath County, Oregon  
11/19/2021 09:44:01 AM  
Fee: \$87.00

After recording return to:

Ralph S. Lowery and Julie A. Gennert, Trustees of the  
2003 Lowery Revocable Trust, U/D/T dated January  
23, 2003

10355 Cinnamon Teal Dr.

Klamath Falls, OR 97601

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

Ralph S. Lowery and Julie A. Gennert, Trustees of the  
2003 Lowery Revocable Trust, U/D/T dated January  
23, 2003

10355 Cinnamon Teal Dr.

Klamath Falls, OR 97601

File No. 501054AM

---

### STATUTORY WARRANTY DEED

**Compass Rose, LLC, an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**Ralph S. Lowery and Julie A. Gennert, Trustees of the 2003 Lowery Revocable Trust, U/D/T dated January 23, 2003,**

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:

**Lot 17, LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$300,000.00.

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 17<sup>th</sup> day of NOVEMBER, 2021

Compass Rose, LLC, an Oregon limited liability company

By: [Signature]  
Dan Morehouse as, Manager

State of Oregon} ss  
County of Klamath}

On this 17 day of November, 2021, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Dan Morehouse known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 10/1/2023

