

470321080088

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

2022-001182

Klamath County, Oregon

01/28/2022 01:24:01 PM

Fee: \$87.00

GRANTOR'S NAME:

Sandra K. Brown

GRANTEE'S NAME:

Kenneth Wiliam Brown

AFTER RECORDING RETURN TO:

Order No.: 470321080088-CW

Kenneth Wiliam Brown

1615 Wiard Street

Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Kenneth Wiliam Brown

1615 Wiard Street

Klamath Falls, OR 97603

1615 Wiard Street, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sandra K. Brown, Grantor, conveys and warrants to Kenneth Wiliam Brown, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit "A" for legal description attached hereto and made apart of THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00). (See ORS 93.030).

Subject to:

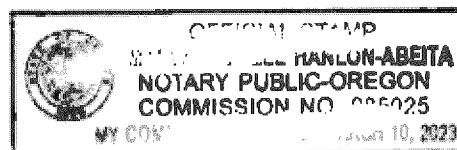
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 26 January 2022

Sandra K. Brown
Sandra K. Brown



State of Oregon
County of Klamath

This instrument was acknowledged before me on 26 January 2022 by Sandra K. Brown.

Marla Michele Hanlon-Abeyta
Notary Public - State of Oregon

My Commission Expires: 3/10/2023

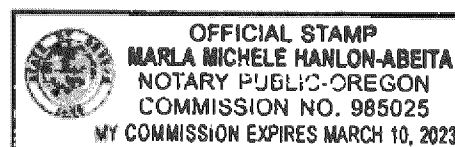


EXHIBIT "A"

Order No.: 470321080088

The N1/2 of Lot 2, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.