

**2022-005073**

**Klamath County, Oregon**



00299063202200050730020025

04/21/2022 11:28:58 AM

Fee: \$87.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

WHEN RECORDED RETURN TO:

Marco Steven Bozovich  
164 Carlton Lane  
Roseburg, OR 97471

SEND TAX STATEMENTS TO:

Marco Steven Bozovich  
164 Carlton Lane  
Roseburg, OR 97471

---

## **WARRANTY DEED**

THE GRANTOR(S):

Joseph D. Powell, a married person,

for and in consideration of \$15,000.00 grants, bargains, sells, conveys and warranties to

THE GRANTEE(S):

Marco Steven Bozovich and Shelley Ann Bozovich, 164 Carlton Lane, Roseburg, Douglas County, Oregon, 97471,

the following described real estate, situated in the County of Klamath, State of Oregon:

(Description of real property)

Parcel 1: The North 415 feet of Lot 11, Block 17, also known as Lot 11B, Block 17, Klamath Falls Forest Estates Sycan Unit according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. Excepting therefrom the West 1050 feet thereof of said Lot 11, Block 17.

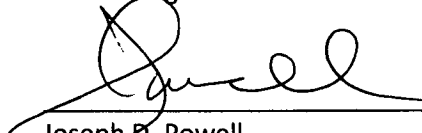
Parcel 2: The South 415 feet of Lot 11, Block 17, also known as Lot 11C, Block 17, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. Excepting therefrom the West 1050 feet thereof, of said Lot 11, Block 17.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee(s), his heirs and assigns against all lawful claims whatsoever.

TAX PARCEL NUMBERS: R176357, R176366

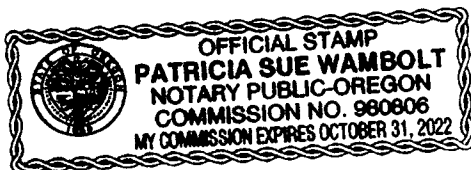
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Grantor Signature:

  
\_\_\_\_\_  
Joseph D. Powell  
179 Kate's Paradise Lane  
Roseburg, OR 97471

STATE OF OREGON, COUNTY OF Douglas

This instrument was acknowledged before me on this 18<sup>th</sup> day of April, 2022  
By Joseph D. Powell.



  
\_\_\_\_\_  
Notary Public Signature  
Patricia Wambolt  
\_\_\_\_\_  
Print Name

My commission expires 10-31-2022