



THIS SPACE RESERVED FOR

2022-008664  
Klamath County, Oregon  
07/15/2022 01:11:01 PM  
Fee: \$87.00

After recording return to:

Richard C. Stevens and Melody M. Stevens  
27 Ross Ct.  
Medford, OR 97501

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

Richard C. Stevens and Melody M. Stevens  
27 Ross Ct.  
Medford, OR 97501  
File No. 551112AM

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### STATUTORY WARRANTY DEED

**Karon S. Bowker, Trustee, or the Successor Trustee of the D&K Bowker Trust UTA dated February 10, 2014,**  
Grantor(s), hereby convey and warrant to

**Richard C. Stevens and Melody M. Stevens, 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 56 and 57, FIRST ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$18,000.00.

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:

*2022-2023 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 14th day of July, 2022

D&K Bowker Trust

By: Karon S. Bowker  
Karon S. Bowker, Trustee

State of OR } ss  
County of Klamath

On this 14th day of July, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Karon S. Bowker, Trustee of the D&K Bowker 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 7-29-25

