2022-011528

Klamath County, Oregon

09/23/2022 01:02:01 PM

Fee: \$107.00



After recording return to: R & C Shaw Family LLC 3815 S. 6th St., Suite 110 Klamath Falls , OR 97603

Until a change is requested all tax statements shall be sent to the following address: R & C Shaw Family LLC 3815 S. 6th St., Suite 110 Klamath Falls , OR 97603

File No.: 7161-3987114 (SA)
Date: August 17, 2022

THIS SPACE RESERVED FOR RECORDER'S USE	

STATUTORY WARRANTY DEED

Jeffery C. Brown and Kristy L. Brown, Trustees of the Brown Trust dated February 24, 2022, Matthew R. Brown, William C. Brown and Mark E. Brown, as to each an undivided one-fourth interest, as tenants in common, Grantor, conveys and warrants to R & C Shaw Family LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- 2. The 2022-2023 Taxes, a lien not yet payable.

The true consideration for this conveyance is \$275,000.00. (Here comply with requirements of ORS 93.030)

"This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument."

10

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 day of 3 e.fs.	
·	
Jeffrey C. Brown and Kristy L. Brown, Trustees of The Brown Trust Dated February 24, 2022	William C. Brown
A contract of the contract of	
Jeffrey C. Brown, Trustee	Mark E. Brøwn
•	
Kristy L. Brown frustee	
Misty C. Blown Airustee	
Matthew D. Brann	
Matthew R. Brown	
· '	
AND THE	
STATE OF Oregon Avivana) County of Klamath Maricopa)ss.	
County of Klamath Maricopal)ss.	
This instrument was acknowledged before me on this	19 day of Set 2022
by Jeffrey C. Brown and Kristy L. Brown, Trustees of T	the Brown Trust Dated February 24, 2022
, and a second s	The blown must bated rebluary 24, 2022.
AMANDA M SATO	104 100
Notary Public - Arizona Notary Pu	blic for-Oregon Avizon sission expires: 2/19/24
Commission # 622160 My Commi My Comm. Expires Feb 19, 2026	ission expires: $2/19/24$

Page 2 of 4

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 25 day of Septemb	er, 20 <u>22</u> .
Jeffrey C. Brown and Kristy L. Brown, Truste of The Brown Trust Dated February 24, 2022	es William C. Brown Mark E. Brown
Jeffrey C. Brown, Trustee	Mark E. Brown
Kristy L. Brown, Trustee Matthew R. Brown Matthew R. Brown	See attached Jurat
STATE OF Oregon)	
)ss. County of Klamath)	
This instrument was acknowledged before m by Jeffrey C. Brown and Kristy L. Brown, Tru	e on this day of , 20 stees of The Brown Trust Dated February 24, 2022.
	Notary Public for Oregon My commission expires:

File No.: 7161-3987114 (SA)

STATE OF Oregon County of Klamath This instrument was acknowledged before me on this 21st day of September, 2021 OFFICIAL STAMP HEIDI C JAMES NOTARY PUBLIC-OREGON COMMISSION NO. 1006474 COMMISSION EXPIRES DECEMBER 07, 2024 STATE OF Oregon This instrument was acknowledged before me on this dev of , 20 by William C. Brown. Notary Public for Oregon				
County of Klamath This instrument was acknowledged before me on this 213th day of 5eptember 2025 by Matthew R. Brown. OFFICIAL STAMP HEIDI C JAMES NOTARY PUBLIC-OREGON COMMISSION NO. 1006474 COMMISSION EXPIRES DECEMBER 07, 2024 STATE OF Oregon County of Klamath This instrument was acknowledged before me on this day of 20 by William C. Brown. Notary Public for Oregon My commission expires: Notary Public for Oregon My commission expires: STATE OF Oregon Notary Public for Oregon My commission expires: STATE OF Oregon SS. County of Klamath This instrument was acknowledged before me on this 25 day of 5eptember, 2022 by Mark E. Brown. OFFICIAL STAMP	STATE OF	Oregon)	
OFFICIAL STAMP HEIDI C JAMES NOTARY PUBLIC-OREGON COMMISSION NO. 1006474 COMMISSION EXPIRES DECEMBER 07, 2024 STATE OF Oregon County of Klamath This instrument was acknowledged before me on this day of)	
HEIDI C JAMES NOTARY PUBLIC-OREGON COMMISSION NO. 1006474 COMMISSION EXPIRES DECEMBER 07, 2024 STATE OF Oregon This instrument was acknowledged before me on this day of youngers. Notary Public for Oregon My commission expires: 12-107/2021 Notary Public for Oregon My commission expires: Notary Public for Oregon My commission expires: STATE OF Oregon Notary Public for Oregon My commission expires: STATE OF Oregon Notary Public for Oregon My commission expires: Notary Public for Oregon My commission expires:	This instrum by Matthew	ent was acknowledged b R. Brown.	efore i	me on this 21 ST day of <u>September</u> , 2023
County of Klamath This instrument was acknowledged before me on this	NOTAI COMM	IEIDI C JAMES RY PUBLIC-OREGON IISSIONNO.1006474		Notary Public for Oregon My commission expires: 12 07 2024)
Notary Public for Oregon My commission expires: STATE OF Oregon)ss. County of Klamath) This instrument was acknowledged before me on this 25 day of September, 2023 by Mark E. Brown. OFFICIAL STAMP))ss.)	
STATE OF Oregon)ss. County of Klamath) This instrument was acknowledged before me on this 215 day of September, 2022 by Mark E. Brown. OFFICIAL STAMP			efore ı	me on thisday of, 20
County of Klamath)ss. This instrument was acknowledged before me on this 21st day of September, 2023 by Mark E. Brown. OFFICIAL STAMP			/	
This instrument was acknowledged before me on this 21st day of September, 2023 by Mark E. Brown. OFFICIAL STAMP		-))ss.	
	This instrum	ent was acknowledged b) efore I	me on this 21st day of September, 2022
NOTARY PUBLIC-OREGON COMMISSION NO. 1006474 COMMISSION EXPIRES DECEMBER 07, 2024 Notary Public for Oregon My commission expires: 12-07/2024	NOTAR COMM	EIDI C JAMES IY PUBLIC-OREGON ISSION NO. 1006474		Notary Public for Oregon My commission expires: 12/07/2024

File No.; 7161-3987114 (SA)

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Dated this 2 day of 5=pt.	, 20 <u>2 Z</u>
Jeffrey C. Brown and Kristy L. Brown, Truste	William C. Brown
of The Brown Trust Dated February 24, 202	
·	Mark E. Brown
Jeffrey C. Brown, Trustee	·
Kristy L. Brown, Trustee	
Matthew R. Brown	
STATE OF Oregon (Missouri) County of Klamath Sackson)	
This instrument was acknowledged before reby Jeffrey C. Brown and Kristy L. Brown, Tre william C Brown	ne on this day of <u>September</u> , 20 day of <u>Sep</u>
Adam Thoules	Notary Public for Oregon Missouri AT My commission expires: 204 26
Adam Thackeray Notary Public - Notary Seal Juckson County - State of Missouri Commission #21547178 Expires Feb 24, 2025	Page 2 of 4

File No.: 7161-3987114 (SA)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

NW 1/4 of the SW 1/4 of Section 26, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, saving and excepting therefrom that portion thereof, conveyed to Klamath County for road purposes by Deed Volume M66, Page 2784, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

SW 1/4 of the SW 1/4 of Section 26, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, savings and excepting therefrom that portion thereof, conveyed to Klamath County for road purposes by Deed Volume M66, Page 2784, Microfilm Records of Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.