

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."

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 19 day of Sep., 20 22.

Jeffrey C. Brown and Kristy L. Brown, Trustees
of The Brown Trust Dated February 24, 2022

Jeffrey C. Brown
Jeffrey C. Brown, Trustee

Kristy L. Brown
Kristy L. Brown, Trustee

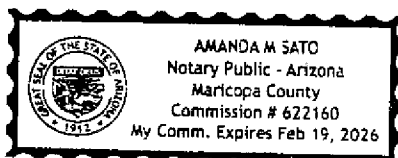
William C. Brown

Mark E. Brown

Matthew R. Brown

STATE OF ~~Oregon~~ Arizona)
County of ~~Klamath~~ Maricopa) ss.

This instrument was acknowledged before me on this 19 day of Sep, 20 22
by Jeffrey C. Brown and Kristy L. Brown, Trustees of The Brown Trust Dated February 24, 2022.



Notary Public for Oregon
My commission expires: 2/19/24

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 21st day of September, 2022.

Jeffrey C. Brown and Kristy L. Brown, Trustees
of The Brown Trust Dated February 24, 2022

William C. Brown

Mark E. Brown

Mark E. Brown

Jeffrey C. Brown, Trustee

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 me on this _____ day of _____, 20____
by Jeffrey C. Brown and Kristy L. Brown, Trustees of The Brown Trust Dated February 24, 2022.

Notary Public for Oregon
My commission expires:

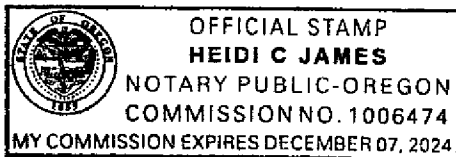
APN: 73039

Statutory Warranty Deed
- continued

File No.: 7161-3987114 (SA)

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 21st day of September, 2022
by Matthew R. Brown.



Heidi C James
Notary Public for Oregon
My commission expires: 12/07/2024

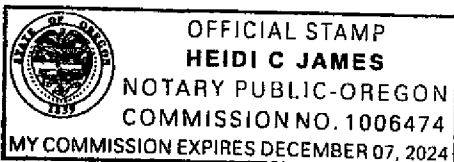
STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by William C. Brown.

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 21st day of September, 2022
by Mark E. Brown.



Heidi C James
Notary Public for Oregon
My commission expires: 12/07/2024

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 21 day of Sept., 2022

Jeffrey C. Brown and Kristy L. Brown, Trustees
of The Brown Trust Dated February 24, 2022

William C. Brown
William C. Brown

Mark E. Brown
Mark E. Brown

Jeffrey C. Brown, Trustee

Kristy L. Brown, Trustee

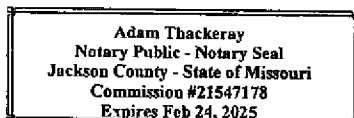
Matthew R. Brown

STATE OF ~~Oregon~~ ^{Missouri} ^{AT})
County of ~~Klamath~~ ^{Jackson} ^{AT}) ss.

This instrument was acknowledged before me on this 21 day of September, 2022
by ~~Jeffrey C. Brown and Kristy L. Brown~~, Trustees of The Brown Trust Dated February 24, 2022.

William C. Brown

Notary Public for ~~Oregon~~ ^{Missouri} ^{AT}
My commission expires: 2/24/25



APN: 73039

Statutory Warranty Deed
- continued

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.