

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Elfrieda A. Lawler  
1726 Oregon Ave  
Klamath Falls, OR 97601

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Donald Ray Owens  
Deena W. Owens

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Elfrieda A. Lawler

**4) TRUE AND ACTUAL CONSIDERATION**  
ORS 93.030(5) – Amount in dollars or other

\$ 70,000.00 ☐ Other

**5) SEND TAX STATEMENTS TO:**

Elfrieda A. Lawler  
1726 Oregon Ave  
Klamath Falls, OR 97601

**6) SATISFACTION of ORDER or WARRANT**  
ORS 205.125(1)(e)

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: “RERECORDED AT THE REQUEST OF**

TO CORRECT

PREVIOUSLY RECORDED IN BOOK AND PAGE , OR AS FEE  
NUMBER .”

Donald R. & Deena W. Owens  
6110 Madera Dr  
Klamath Falls, OR 97603

**Grantor's Name and Address**

Elfrieda A. Lawler  
1726 Oregon Ave  
Klamath Falls, OR 97601

**Grantee's Name and Address**

**After recording, return to (Name and Address)**

Elfrieda A. Lawler  
1726 Oregon Ave  
Klamath Falls, OR 97601

**Until requested otherwise, send all tax statements to (Name and Address)**

Elfrieda A. Lawler  
1726 Oregon Ave  
Klamath Falls, OR 97601

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that Donald Ray Owens and Deena W. Owens, as Tenants by the Entirety

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by -----Elfrieda A. Lawler-----

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,

that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

All of Lot 34 and the East 24 feet of Lot 35, Roselawn Subdivision of Block 70 of Buena Vista Addition of the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also, the North one-half of vacated alley adjoining said Lot 34 and the East 24 feet of Lot 35 on the South. Also, all that portion of Oregon Avenue that lies between Roseway Drive and the first alley South of Roseway Drive on the Westerly side of Oregon Avenue, described as follows:

Beginning at the Northeasterly corner of Lot 34 of Roselawn Subdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls, Oregon; thence Southerly along the Westerly line of Oregon Avenue 61.7 feet; thence Easterly along the Northerly line of said alley 36.3 feet; thence Northerly on an 11° curve to the left, then tangent forming a 90° angle with St. Francis Street, 62.9 feet to the Southerly line of Roseway Drive; thence Westerly along the Southerly line of Roseway Drive 31 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantor's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$70,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. The sentence between the symbols, if not applicable, should be deleted. See (ORS 93.030).

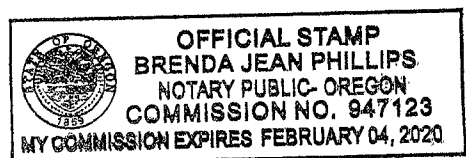
In construing this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 2-22-19; any signature on behalf of a business or other entity is made with the authority of that entity.

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 OR 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.

Donald Ray Owens  
Donald Ray Owens

Deena W Owens  
Deena W. Owens



STATE OF OREGON, County of Klamath)ss.

This instrument was acknowledged before me on

by Donald Ray Owens & Deena W. Owens

This instrument was acknowledged before me on

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

My Commission  
expires  
2-4-2020  
Notary Public for Oregon

B. J. Phillips