

GATA Properties, LLC

Grantor(s)

James Cowan and Pamela Cowan  
111 North Georgia Ave.  
Klamath Falls, OR 97601

Grantees

After recording return to:  
Grantees

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

James and Pamela Cowan  
110 N Georgia St.,  
Klamath Falls, OR 97601

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That GATA Properties, LLC, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James Cowan and Pamela Cowan, Husband and Wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee(s) and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 1, BLOCK 15, of RIVERSIDE ADDITIONB TO KLAMATH FALLS, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Tax Lot No. R-3809-032CB-04900,  
Property ID Number R610725

More commonly referred to as: Georgia Avenue parcel

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of 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 \$10,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

WARRANTY DEED

PAGE 1

2022-012911

Klamath County, Oregon



00308165202200129110020023

11/01/2022 09:44:39 AM

Fee: \$87.00

Returned at Counter

FICIAL STAMP  
IE LYNN FALLON  
PUBLIC - OREGON  
SION NO. 1020158  
RES JANUARY 12, 2028

In Witness Whereof, the undersigned grantors, have executed this instrument this October 21, 2022.

Todd Goebel, Member

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named acknowledged the foregoing instrument to be his voluntary act and deed.

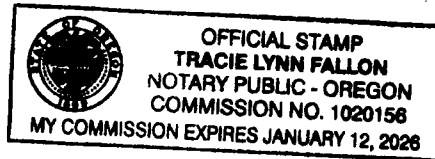
(S E A L)

Before me: Tracie Fallon  
Notary Public for Oregon

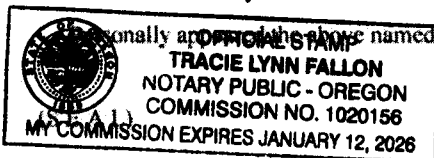
Dated October 21, 2022.

Alden Goebel  
Alden Goebel, Member

10/21/2022  
Date



STATE OF Oregon, County of Klamath)ss.



Personally appeared the above named acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Tracie Fallon  
Notary Public for Oregon

Dated October 21, 2022.

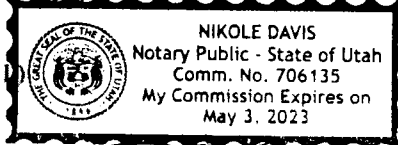
Austin Goebel  
Austin Goebel, Member

10/11/22  
Date

STATE OF UTAH, County of WEBER)ss.

Personally appeared the above named acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)



Before me: Nikole Davis  
Notary Public for SOUTH OREGON

Dated October 11, 2022.

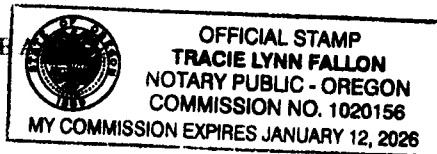
Gavin Goebel  
Gavin Goebel, Member

10-25-22  
Date

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)



Before me: Tracie Fallon  
Notary Public for Oregon

Dated October 25, 2022.

