

2022-013442

Klamath County, Oregon



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11/17/2022 01:35:48 PM

Fee: \$92.00

Reserved for Deed Records Use

## Warranty Deed

RECORDING REQUESTED BY (NAME):

James Cowan and Pamela Cowan

WHEN RECORDED MAIL TO (ADDRESS):

110 N Georgia St, Klamath Falls, OR 97601, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

James Cowan and Pamela Cowan

110 N Georgia St, Klamath Falls, OR 97601, USA

By this instrument, Avis Lea Adams, not married, of 6930 Hyde Park Dr, San Diego, CA 92119, USA, (the "Grantor"), releases, with general warranty covenants, unto James and Pamela Cowan, married, of 110 N Georgia St, Klamath Falls, OR 97601, USA, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 2, Block 5, Riverside Add., Property ID 610734, Map tax lot # 3809-032CB-05000.

The true consideration for this conveyance is \$2,500.00, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

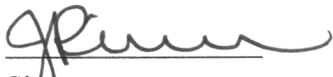
Returned at Counter

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The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 14<sup>th</sup> day of November, 2022.

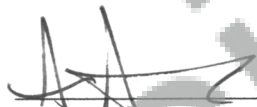
Signed in the presence of:



Signature

Jacqueline m.c. Rivera

Name



Avis Lea Adams (formally Avis Lea Hinkel)

Unofficial Copy

**Grantor Acknowledgement**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Diego

On this 14 day of November, 2022, before me, Jacqueline M.C. Rivera, <sup>notary public</sup>  
personally appeared Avis Lea Adams, who proved to me on the basis of satisfactory evidence to  
be the person whose name is subscribed to the within instrument and acknowledged to me that  
he she executed the same in his her authorized capacity, and that by his her signature on the  
instrument the person, or the entity upon behalf of which the person acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J Rivera  
Notary Public

Jacqueline M.C. Rivera  
(print name)

