

2022-014170
Klamath County, Oregon



00309616202200141700040041

12/12/2022 11:08:36 AM

Fee: \$97.00

Returned at Counter

After recording, return to:
James Cowan and Pamela
Bainbridge-Cowan
110 N Georgia Street
Klamath Falls, OR 97601

Until a change is requested,
all tax statements should be sent to:
James Cowan and Pamela
Bainbridge-Cowan
110 N Georgia Street
Klamath Falls, OR 97601

WARRANTY DEED

Under ORS 93.850

The grantor,
Avis Lea Adams, formerly Avis Lea Hinkel, not married, of 6930 Hyde Park Dr,
San Diego, CA 92119, USA,

for the true and actual consideration of
(\$2,500.00) Two thousand five hundred dollars and no cents
CONVEYS AND WARRANTS to the grantee,
James Cowan and Pamela Bainbridge-Cowan, married, of 110 N Georgia St,
Klamath Falls, OR 97601, USA,

the following described real property, free of encumbrances, except as specifically
set forth herein:
Lot 2, Block 15 Riverside Addition
Property ID 610734, Map tax lot #3809-032CB-05000

Parcel ID: Property ID 610734, Map tax lot #3809-032CB-05000
And commonly known as:

Source of Title:

Abraham Hinkel, the duly appointed, qualified and personal representative of the Estate of Micheal George Hinkel, deceased, Klamath County case number 18PB09555 conveyed to Avis Lea Hinkel Lot 2, Block 15 Riverside Addition on 8/20/2019. Recording # 2019-009974

This conveyance is made subject to:

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.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 5 day of December, 20 22 in the presence of:

[Signature]
Signature
Avis Adams
Print Name

Capacity

Signature
Print Name

Capacity

Signature
Print Name
Capacity

Signature
Print Name
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 20____, before me, Notary Public in and for said state, personally appeared _____,

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Signature: _____
Print Name: _____
Title: _____
My Commission Expires: _____

✓ SEE ATTACHED CALIFORNIA NOTARIAL DOCUMENT
All-Purpose Acknowledgment, Joint With Affiant Statement
Copy Certification by Document Custodian
Dated December 5, 2022

ACKNOWLEDGMENT

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)

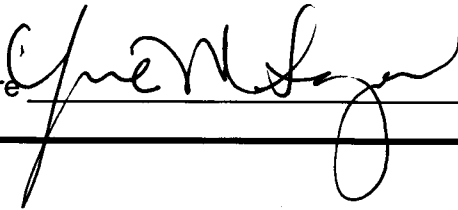
On December 5, 2022 before me, Yvonne M. Siragusa, Notary Public
(insert name and title of the officer)

personally appeared Avis Adams-----
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) 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.

Signature



(Seal)

