

84850/58084HAM

2023-001135
Klamath County, Oregon
02/17/2023 12:04:02 PM
Fee: \$87.00

GRANTOR NAME AND ADDRESS

JOHN & DELORESE K. BROWNING
16910 SE Dunhill Loop
Damascus, OR 97089

GRANTEE NAME AND ADDRESS

GINA HOWARD
P. O. Box 462
Malin, OR 97632

AFTER RECORDING RETURN TO
GRANTEE

SEND TAX STATEMENTS TO
GRANTEES

SPECIAL WARRANTY DEED - STATUTORY FORM

JOHN L. BROWNING and DELORESE K. BROWNING, HUSBAND AND WIFE,
as **Grantor** conveys and specially warrants to **GINA HOWARD**, as
Grantee, the following described real property, situated in
Klamath County, Oregon, and legally described on as follows:

Lot 6, Block 2 TRACT 1181 according to the official
plat thereof on file with the Clerk of Klamath County,
Oregon.

SUBJECT TO contract and/or liens for irrigation and/or
drainage, restrictions, easements, restrictions and rights-
of-way of record, and those apparent on the land.

ALSO SUBJECT to rights of the public in and to any portion
of the herein described property lying within the boundaries
of streets, roads and highways

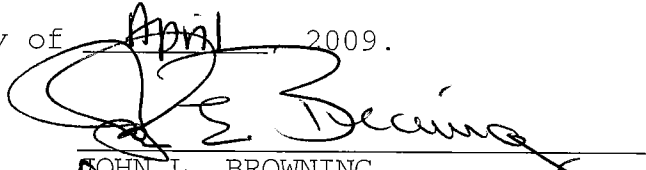

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT
DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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."

The true and actual consideration for this conveyance stated
in terms of dollars is \$67,500.00. However, the actual
consideration consists of or includes other property given or

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promised which is part of the consideration, being in compliance with the terms and provisions of a certain land sale contract dated the 4 day of April, 2009.

DATED this 4 day of April, 2009.


JOHN L. BROWNING

DELORESE K. BROWNING

STATE OF OREGON, County of Klamath) ss:

Personally appeared the above JOHN L. BROWNING AND DELORESE K. BROWNING as Grantors and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me this 4 day of April, 2009


NOTARY PUBLIC FOR OREGON
My Commission Expires: June 1, 2009

