

2023-001472

Klamath County, Oregon



00312112202300014720040048

03/03/2023 12:19:14 PM

Fee: \$97.00

After recording, return to:

Mary Lou Brown
131 Abundant Life Dr.
Auburndale, FL 33823

Until a change is requested,
all tax statements should be sent to:
Mary Lou Brown
131 Abundant Life Dr.
Auburndale, FL 33823

WARRANTY DEED

Under ORS 93.850

The grantor,
Louise M. Brown, Trustee of the Brown Revocable Living Trust Agreement,
dated August 5, 2009
PO Box 858
Auburndale, FL 33823-0858

for the true and actual consideration of 0.00
Zero Dollars

CONVEYS AND WARRANTS to the grantee,
Mary Lou Brown
131 Abundant Life Dr.
Auburndale, FL 33823

the following described real property, free of encumbrances, except as specifically
set forth herein:
See Legal Description Exhibit "A" Attached

Parcel ID: 3714-003CD-01900 / 3811-011D0-01100 / 3711-021D0-02800

And commonly known as:

Source of Title:

Being the same property conveyed by Bargain and Sale Deed from Louise M. Brown aka Louise Marie Brown to Louise M. Brown, Trustee of the Brown Revocable Living Trust Agreement, dated August 5, 2009, recorded November 19, 2020 in the records of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

NA

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 25 day of February, 2023, in the presence of:

X Louise M. Brown

Signature
Louise M. Brown

Print Name

Trustee

Capacity
Lillian E. Evans

Signature
Lillian E. Evans

Print Name
witness

Capacity

Signature

Print Name

Capacity
James LaChase

Signature
James LaChase

Print Name
witness

Capacity

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

STATE OF Florida
COUNTY OF Polk

On this 25 day of February, 2023, before me, Notary Public in and for said state, personally appeared Louise M. Brown

_____,
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: DAVID L. NEWMAN
Title: Notary Public
My Commission Expires: 10/12/2024

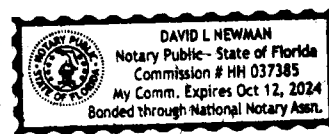


Exhibit A

Parcel 1:

Lot 22, Block 2, Tract No. 1094, BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3714-003CD-01900

Parcel 2:

Lot 1, Block 122, Klamath Falls Forest Estates, Hyw 66, Plat 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3811-011D0-01100

Parcel 3

Lot 8, Block 15, Klamath Falls Forest Estates, Highway 66, Plat 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3711-021D0-02800