

Bruce T. Owens and Cheryl A. Owens

2023-001933

Klamath County, Oregon

Grantor

Bruce T. Owens and Cheryl A. Owens, Trustees  
3623 Coronado Way  
Klamath Falls, OR 97603



00312716202300019330020025

03/21/2023 02:00:00 PM

Fee: \$87.00

Grantee

After recording return to:  
Grantee

Returned at Counter

*Michael L. Spencer*

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

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Bruce T. Owens, aka Bruce Owens, and Cheryl A. Owens, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce T. Owens and Cheryl A. Owens, Trustee(s) or Successor Trustee(s) of the Bruce T. Owens and Cheryl A. Owens Revocable Living Trust dated March 14, 2023, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

#### PARCEL 1.

**Lot 7, Block 11, Tract 1037, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

#### PARCEL 2.

**Lot 2 in Block 20, KLAMATH LAKE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

#### PARCEL 3.

**Lot 3 in Block 20, KLAMATH LAKE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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 party 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 other than money.

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.

In Witness Whereof, the undersigned grantor, have executed this instrument this 21<sup>st</sup> day of March, 2023.

Bruce T. Owens

Bruce T. Owens

Cheryl A. Owens

Cheryl A. Owens

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Bruce T. Owens and Cheryl A. Owens and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me:

Michael Lawrence Spencer  
Notary Public for Oregon

