



2023-002519
Klamath County, Oregon
04/07/2023 11:48:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Barbara J. Bowers
3984 S. Federal Way #B102
Boise, ID 83716

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

Barbara J. Bowers
13623 Shamrock Ln.
Klamath Falls, OR 97603
File No. 581908AM

STATUTORY WARRANTY DEED

Robert Gary Carton and Misty Breeze Carton, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Barbara J. Bowers,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land situated in Lot 5, Block 6, Tract 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Southwest corner of said Lot 5, Block 6; thence North 00°02'50" West 252.56 feet along the West line of Lot 5, Block 6, to a point; thence North 89°49'25" East 345.00 feet to a point on the East line of Lot 5, Block 6; thence South 00°02'50" East 252.59 feet along the East line of Lot 5, Block 6 to 1/2" iron pin at the Southeast corner of Lot 5, Block 6; thence South 89°49'42" West 345.00 feet along the South line of Lot 5, Block 6 to the point of beginning.

TOGETHER WITH an undivided 1/3 interest in that well, pump and pumphouse located on Parcel 2, Lot 5, Block 6, Tract 1083, CEDAR TRAILS, along with access to said well as set forth in Quitclaim Deed recorded September 21, 1979 in Book M79, page 22533, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$330,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, CHAPTER 855, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30 day of March, 2023

Robert Gary Carton
Robert Gary Carton

Misty Breeze Carton
Misty Breeze Carton

State of Oregon } ss
County of Clatsop

On this 30 day of March, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Robert Gary Carton and Misty Breeze Carton, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Star
Commission Expires: 3/7/26

