



2023-004736
Klamath County, Oregon
06/21/2023 08:45:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dunham Family Trust and MacDonald Family Trust
PO Box 404
Petersburg, AK 99833

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

Dunham Family Trust and MacDonald Family Trust
PO Box 404
Petersburg, AK 99833
File No. 593039AM

STATUTORY WARRANTY DEED

Delby S. Powell and JeanAnn E. Powell, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

**Larry Dean Dunham, Trustee of the Dunham Family Trust as to an undivided ½ interest and
Larine Hettie Denham, Trustee of the MacDonald Family Trust as to an undivided ½ interest,**

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:

**Lot 7 in Block 25 of Tract 1113, OREGON SHORES SUBDIVISION UNIT 2, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$29,500.00.

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 19TH day of JUNE 2023.

Delby S. Powell
Delby S. Powell

Jean Ann E. Powell
Jeanann E. Powell

State of Washington } ss
County of King }

On this 19th day of June, 2023, before me Christina M. Woelz a Notary Public in and for said state, personally appeared Delby S. Powell and JeanAnn E. Powell, 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.

Christina M. Woelz
Notary Public for the State of Washington
Residing at: Seattle
Commission Expires: 10/19/25

