



2023-005288  
Klamath County, Oregon  
06/29/2023 12:08:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lea Brooks

3445 Bristol Ave

Klamath Falls, OR 97603

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

Lea Brooks

3445 Bristol Ave

Klamath Falls, OR 97603

File No. 595672AM

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### STATUTORY WARRANTY DEED

**Charles W. Mowdy and Roberta M. Mowdy, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Lea Brooks,**

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:

**The Easterly 70 feet of Lot 9 and the Westerly 35 feet of Lot 10, Block 2, Second Addition to Altamont  
Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County,  
Oregon.**

**SAVING AND EXCEPTING THEREFROM the Southerly 5 feet thereof.**

The true and actual consideration for this conveyance is \$300,000.00.

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:

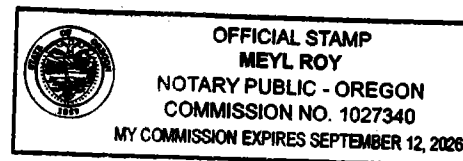
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28 day of June 2023  
Charles W Mowdy  
Charles W. Mowdy

State of Oregon } ss  
County of Jackson }

On this 28 day of June, 2023, before me, Meyl Roy a Notary Public in and for said state, personally appeared Charles W. Mowdy, 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.

Meyl Roy  
Notary Public for the State of Oregon  
Residing at: Jackson County, OR  
Commission Expires: 09/12/2026



Dated this 26 day of June, 2023

Roberta M. Mowdy  
Roberta M. Mowdy

State of Oregon } ss  
County of Clatsop }

On this 26 day of June, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Roberta M. Mowdy, 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.

MCOOK  
Notary Public for the State of Oregon  
Residing at: Clatsop County  
Commission Expires: 3/7/26

