



2023-005604
Klamath County, Oregon
07/07/2023 12:40:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Travis M. Owen and Mary-Jane S. Owen

15906 Bald Eagle Ct

Klamath Falls, OR 97601

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

Travis M. Owen and Mary-Jane S. Owen

15906 Bald Eagle Ct

Klamath Falls, OR 97601

File No. 594888AM

STATUTORY WARRANTY DEED

Amy Gowan,

Grantor(s), hereby convey and warrant to

Travis M. Owen and Mary-Jane S. Owen, as Tenants by the Entirety,

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 3, Block 38, TRACT NO. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, 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 \$412,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 1 day of July, 2023.

Amy Gowan by Shawnee Kasanke her attorney-in-fact
Amy Gowan by Shawnee Kasanke her Attorney-in-Fact

State of Washington } ss.
County of Walla Walla }

On this 1 day of July, 2023, before me, Kiara R. Rice a Notary Public in and for said state, personally appeared Shawnee Kasanke known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Amy Gowan, and acknowledged to me that he/she/they subscribed the name of Amy Gowan as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Kiara R. Rice
Notary Public for the State of Washington
Residing at: Walla Walla
Commission Expires: 12/13/2024

