



2023-008275  
Klamath County, Oregon  
09/21/2023 11:28:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James L. Brown and Paula Brown and Melea Renee  
Madsen  
PO Box 95  
Chiloquin, OR 97624

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

James L. Brown and Paula Brown and Melea Renee  
Madsen  
PO Box 95  
Chiloquin, OR 97624  
File No. 604104AM

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### STATUTORY WARRANTY DEED

**Linda L. Cockrell,**

Grantor(s), hereby convey and warrant to

**James L. Brown and Paula Brown and Melea Renee Madsen, with right of survivorship,**

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 tract of land situated in the S1/2 of Government Lot 2, Section 17, Township 35 South, Range 7 East of the  
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the point of intersection of the North line of the S1/2 of said Government Lot 2 and the  
Northwesterly right of way line of the Chiloquin – Agency Lake Highway said point also being South 89° 27'  
34" West 1263.22 feet and South 35° 29' 10" West 409.08 feet from the North quarter corner of said Section  
17; thence South 35° 29' 10" West along said right of way line 208 feet; thence South 89° 25' 25" West 208  
feet; thence North 7° 30' 34" East 170.82 feet to the North line of the said S1/2 of Government Lot 2, thence  
North 89° 25' 25" East 306.42 feet to the point of beginning, with bearing s based on Winema Peninsula Unit  
No. 1 a duly recorded subdivision.**

The true and actual consideration for this conveyance is \$164,000.00.

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 20 day of Sept, 2023

Linda L. Cockrell  
Linda L. Cockrell

State of California } ss  
County of Los Angeles }

On this 20 day of September, 2023, before me, Anayeli Agras a Notary Public in and for said state, personally appeared Linda L. Cockrell, 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.

Anayeli Agras  
Notary Public for the State of California  
Residing at: Los Angeles California  
Commission Expires: 7/20/2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Los Angeles  
On September 20, 2023 before me, Anayeli Agras  
Notary Public, personally appeared Linda L. Cockrell  
who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity  
upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal. Anayeli Agras

