



2023-008526
Klamath County, Oregon
09/29/2023 03:07:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donna Boyd and Dow M. Boyd
2815 NE 52nd Ave.
Portland, OR 97213

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

Donna Boyd and Dow M. Boyd
2815 NE 52nd Ave.
Portland, OR 97213
File No. 606296AM

STATUTORY WARRANTY DEED

Charles R. Dunbar, a protected person and Sue L. Breen, with right of survivorship,

Grantor(s), hereby convey and warrant to

Donna Boyd and Dow M. Boyd, 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:

Unit 7 of Tract 1354 of HARBOR ISLES GOLF COURSE CONDOMINIUMS - STAGE 5, and further described in that certain Declaration recorded in Volume M99, page 24677, Microfilm Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof.

The true and actual consideration for this conveyance is \$374,900.00.

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

92444

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 September, 2023.

Sue L Breen by Melissa Soo Moore as her Attorney in fact
Sue L. Breen by Melissa Soo Moore, as her Attorney in fact

State of Colorado } ss.
County of Jefferson }

On this 28 day of September, 2023, before me, Karen Coffey a Notary Public in and for said state, personally appeared Melissa Moo Moore known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Sue L. Breen, and acknowledged to me that he/she/they subscribed the name of Sue L. Breen as principal and his/her own name as Attorney-in-fact. *Soo
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Karen Coffey
Notary Public for the State of Colorado
Residing at: Lakewood CO
Commission Expires: 3/29/26

KAREN COFFEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064012163
MY COMMISSION EXPIRES 3/29/26

Dated this 28th day of September, 2023.

Melissa Moore

Melissa Soo Moore, Conservator for Charles R. Dunbar, a protected person

State of Colorado } ss.
County of Jefferson }

On this 28 day of September, 2023, before me, Karen Coffey a Notary Public in and for said state, personally appeared Melissa ~~Mo~~ Moore known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Conservator for Charles R. Dunbar, a protected person, and acknowledged to me that he/she/they subscribed the name of Charles R. Dunbar as principal and his/her own name as Conservator *Soo
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Karen Coffey
Notary Public for the State of Colorado
Residing at: Lakewood, CO
Commission Expires: 3/29/26

