

470323087324-KB
RECORDING REQUESTED BY:



300 Klamath Ave
Klamath Falls, OR 97601

GRANTOR'S NAME:

The Estate of Dale Floyd Reynolds

GRANTEE'S NAME:

Ralph Lowery and Julie Gennert

AFTER RECORDING RETURN TO:

Order No.: 470323087324-KB
Ralph Lowery and Julie Gennert
4617 Douglas Ave
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Ralph Lowery and Julie Gennert
4617 Douglas Ave
Klamath Falls, OR 97601

4617 Douglas Ave, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

The Estate of Dale Floyd Reynolds, Deceased, the affiant in the duly filed affidavit concerning the small estate of Dale Reynolds who also appears of record as Dale Floyd Reynolds, deceased, filed in Circuit Court of Lane County, Oregon Case No. 23PB02671, and Kelyana L. F. Mohlow, as Affiant; and Don K.A. Reynolds, Kelyana L. F. Mohlow, David M.L. Reynolds and Joseph B.E. Reynolds, Grantor, conveys and warrants to **Ralph Lowery and Julie Gennert, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/30/23

The Estate of Dale Reynolds who also appears of record as Dale Floyd Reynolds, Deceased

BY: [Signature]
Kelyana L.F. Mohlow
Affiant

State of Oregon
County of Jackson

This instrument was acknowledged before me on 10/30/23 by Kelyana L. F. Mohlow, Affiant.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 2/4/24



[Signature]
Kelyana L.F. Mohlow

State of Oregon
County of Jackson

This instrument was acknowledged before me on 10/30/23 by Kelyana L. F. Mohlow.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 2/4/24



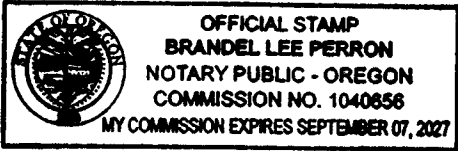
[Signature]
Don K.A. Reynolds

State of Oregon
County of Jackson

This instrument was acknowledged before me on 10/27/2023 by Don K.A. Reynolds.

[Signature]
Notary Public - State of Oregon

My Commission Expires: September 7, 2027



[Signature]
Joseph B.E. Reynolds

State of Oregon
County of Jackson

This instrument was acknowledged before me on 10/27/23 by Joseph B.E. Reynolds.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 2/4/24



David M L Reynolds
David M.L.Reynolds

State of Hawaii
County of Honolulu

This instrument was acknowledged before me on 24 October 2023 by David M.L. Reynolds.

Notary Public - State of Oregon, HAWAII
My Commission Expires: 7/12/2025

[Signature]

SGT Jonathon Alvarado

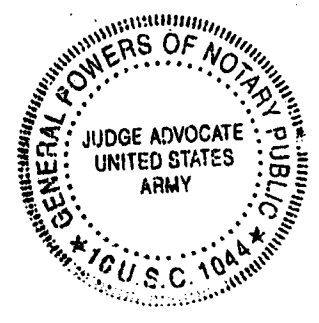


EXHIBIT "A"

Order No.: 470323087324

Lot 6, Block 8 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.