

2023-010522

Klamath County, Oregon



00322882202300105220030039

12/08/2023 10:39:49 AM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ON \_ \_ .

Returned at Counter

WHEN RECORDED RETURN TO:

Brian K. Rowley  
PO Box 556  
Bonanza, Oregon 97623

MAIL TAX STATEMENTS TO:

Brian K. Rowley  
PO Box 556  
Bonanza, Oregon 97623

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**BARGAIN AND SALE DEED WITHOUT COVENANTS**

THE GRANTOR(S),

- Brian K. Rowley, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEE(S):

- Brian K. Rowley and Shawnese M. Rowley,, 7717 Ground Squirrel Dr., Bonanza, Klamath County, Oregon, 97623,

the following described real estate, situated in Bonanza, in the County of Klamath, State of Oregon:

(legal description): Lots 27, 28, 29 and 30, Block 32, Klamath Falls Forest Estates HWY 66 Plat #2, in the County of Klamath, State of Oregon  
Tax Accounts 462939, 462948, 462957 and 463331

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to

the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 462939, 462948, 462957 and 463331

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. 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.

**Grantor Signatures:**

DATED: 12/08/2023

Brian K. Rowley  
Brian K. Rowley  
7717 Ground Squirrel Dr.  
Bonanza, Oregon, 97623

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 8<sup>th</sup> day of December,  
2023 by Brian K. Rowley.



Brynn Rogers

Notary Public

Signature of person taking acknowledgment

notary public

Title (and Rank)

My commission expires April 17, 2023