



2023-010528  
Klamath County, Oregon  
12/08/2023 11:49:01 AM  
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stephen J. Traynham and Jamie R. Traynham

PO Box 100

Maxwell, CA 95955

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

Stephen J. Traynham and Jamie R. Traynham

PO Box 100

Maxwell, CA 95955

File No. 614471AM

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### STATUTORY WARRANTY DEED

**Layne Howell and Laura Howell, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Stephen J. Traynham and Jamie R. Traynham, 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:

**Parcel 1:**

**A tract of land situated in Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon. Beginning at the Northeast corner of Section 21, thence South 518 feet to the true point of beginning, thence West 200 feet; thence South 75 feet; thence East 200 feet; thence North 75 feet to the point of beginning.**

**EXCEPTING THEREFROM any portion lying within Main Street.**

**Parcel 2:**

**A tract of land in the NE1/4 of the NE1/4 of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point 400 feet West and 200 feet South of the Northeast corner of said Section 21; thence South 400 feet; thence East 200 feet; thence North 400 feet; thence West 200 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$320,000.00.

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:

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 2<sup>nd</sup> day of December, 2023.

Layne Howell:

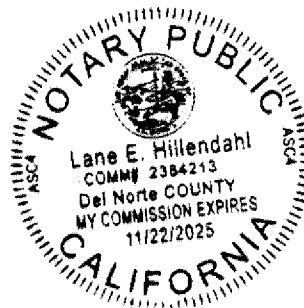
Laura Howell

Laura Howell

State of California } ss  
County of Del Norte }

On this 2<sup>nd</sup> day of December, 2023, before me, Lane E. Hillendahl a Notary Public in and for said state, personally appeared ~~Laura Howell~~ Laura Howell, 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.

[Signature]  
Notary Public for the State of California  
Residing at: 340 E. Cooper Ave Crescent City CA 95531  
Commission Expires: 11-22-2025



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 04 day of December, 2023.

  
Layne Howell

\_\_\_\_\_  
Laura Howell

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this 04 day of December, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Layne Howell and Laura Howell, 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.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

see Attached  
CA Acknowledgment

## ACKNOWLEDGMENT

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 Siskiyou

On 12/04/2023 before me, James E. Person, notary public  
(insert name and title of the officer)

personally appeared LAYNE HOWELL  
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.

Signature James E. Person (Seal)

