

After Recording Return To:  
First American Title

2024-000682  
Klamath County, Oregon  
01/26/2024 10:26:01 AM  
Fee: \$87.00



After recording return to:  
Brian T. Casey and Stephanie J.  
Casey  
PO Box 434  
Dundee, OR 97115

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Brian T. Casey and Stephanie J.  
Casey  
PO Box 434  
Dundee, OR 97115

File No.: 7061-4125690 (JNR)  
Date: December 18, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Daniel D. Botts and Nancy H. Botts, Trustees of the Daniel D. Botts and Nancy H. Botts Revocable Living Trust dated February 3, 2017**, Grantor, conveys and warrants to **Brian T. Casey and Stephanie J. Casey as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 1 IN BLOCK 1, PLAT NO. 1222 OF STAGECOACH ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$245,000.00**. (Here comply with requirements of ORS 93.030)

APN: R817263

Statutory Warranty Deed  
- continued

File No.: 7061-4125690 (JNR)

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 January, 2024.

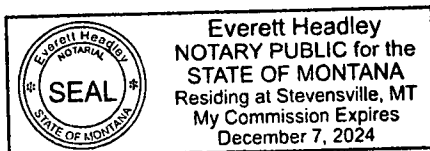
Daniel D. Botts and Nancy H. Botts, Trustees of  
the Daniel D. Botts and Nancy H. Botts  
Revocable Living Trust dated February 3, 2017

*Daniel D. Botts*  
Daniel D. Botts, Trustee

*Nancy H. Botts*  
Nancy H. Botts, Trustee

STATE OF MT )  
County of RAVALLI ) ss.

This instrument was acknowledged before me on this 20 day of Jan, 2024  
by **Daniel D. Botts and Nancy H. Botts** ~~Revocable Living~~ Trustees of the Daniel D.  
Botts and Nancy H. Botts ~~Revocable Living~~ Trust.



Notary Public for MONTANA  
My commission expires: 12/7/24