



01/29/2024 02:44:15 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:
Michael Charles Bowling, Jr.
55 S 6th Street, #306
San Jose, CA 95112

SEND TAX STATEMENTS TO:
Michael Charles Bowling, Jr.
55 S 6th Street, #306
San Jose, CA 95112

STATUTORY WARRANTY DEED

(ORS 93.850)

BRIAN THOMAS DEAN, with an address of **P.O. Box 860, Brisbane, CA 94005** ("Grantor"),
conveys and warrants to

MICHAEL CHARLES BOWLING JR., whose address is **55 S 6th Street, #306, San Jose, CA 95112**
("Grantee"), the following described real property free of encumbrances, except as specifically
set forth herein:

**Lot 14 in Block 22, Tract No. 1027, MT. SCOTT MEADOW, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.**

The true consideration for this conveyance is \$3,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 24 day of JANUARY, 2024.

Grantor

Brian Thomas Dean
Brian Thomas Dean

STATE OF CALIFORNIA

COUNTY OF San Mateo

} ss.

A notary public or other officer completing this certificate verifies only the identify of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

The foregoing instrument was acknowledged before me on this 24 day of January, 2024 by **BRIAN THOMAS DEAN**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

[Signature]

Printed Name: Dmitrii Ponomarev
Notary Public in and for the State of California

(Seal)

