

2024-001098

Klamath County, Oregon



00324968202400010980040040

02/12/2024 11:29:28 AM

Fee: \$97.00

**PREPARED BY:**

Sherrie Brown  
1708 Carlson Dr  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO:**

Sherrie Brown  
1708 Carlson Dr  
Klamath Falls, Oregon 97603

*Send tax statements  
to same as above*

**PARCEL ID #:**

424547AM

Returned at Counter

---

## GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated , is made by and between William K Brown, located in Klamath County at 6312 Climax Ave, Klamath Falls, Oregon 97603 (the "Grantor") and Sherrie Brown, located in Klamath County at 1708 Carlson Dr, Klamath Falls, Oregon 97603 (the "Grantee").

For and in consideration of the total sum of 0 dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Klamath County at 1708 Carlson Dr, Klamath Falls, Oregon 97603, and herein described as follows:

Full legal description: The Northwesterly 83.3 feet of Lot 2 of WINEMA GARDENS, According to according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Klamath County.

Grantor does hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest in and to the property described in this Deed.

Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.

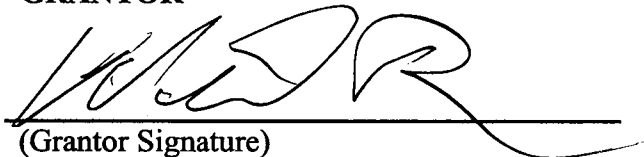
Grantor covenants with the Grantee, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises. However, the Grantor shall reserve the right to the following property exceptions:

Full description of property exceptions:

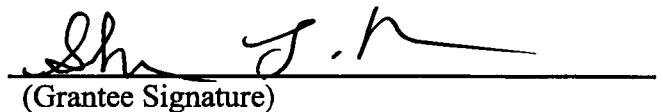
The words "Grantor" and "Grantee" shall be construed as if they read "Grantors" and "Grantees" whenever the sense of this indenture so requires.

*IN WITNESS WHEREOF*, this Deed is hereby executed by the Grantor on this 12<sup>th</sup> day of February, 2024.

**GRANTOR**

  
(Grantor Signature)

**GRANTEE**

  
(Grantee Signature)

6312 Climax Ave  
Klamath Falls, Oregon 97603

1708 Carlson Dr  
Klamath Falls, Oregon 97603

Signed in our presence:

\_\_\_\_\_  
(Witness #1 Signature)

\_\_\_\_\_  
(Witness #2 Signature)

Probation Officer

Notary Public

---

(Witness #1)

---

(Witness #2)


State of Oregon

ss.

County of Klamath

The foregoing instrument was acknowledged before me on , by William K Brown  
personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

  
(Notary Public Signature)

CIRCUIT COURT JUDGE

Notary Commission Expires:

2026

2/12/24  
on the record  
in 24CN 0019/  
in accord with  
22 DR 12375