

2024-004435

Klamath County, Oregon



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06/03/2024 02:09:42 PM

Fee: \$87.00

RECORDING REQUESTED BY

Daniel R. Kisner

KISNER LAW FIRM

3900 NewPark Mall Rd., 3rd FL

Newark, California 94560

WHEN RECORDED MAIL TO:

John R. Bray and Hannah Q. Bray, Trustees

2093 Barrett Ave.

San Jose, CA 95124

SEND TAX STATEMENTS TO:

John R. Bray and Hannah Q. Bray, Trustees

2093 Barrett Ave.

San Jose, CA 95124

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **John R. Bray who took title as John Bray and Hannah Q. Bray who took title as Hannah Bray**, as tenants by the entirety (Grantors), hereby CONVEY and specially warrant to **John R. Bray and Hannah Q. Bray, trustees of the Bray Family Trust dated May 30, 2024** (Grantees),

the real property situated in Klamath County, Oregon, being more particularly described as

LOT 38, Block 1, TRACT NO. 1077, LAKEWOODS SUBDIVISION UNIT No. 3, 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 \$0.00.


THIS INSTRUMENT WILL NOT ALLOW USE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Property address: 41506 timber Circle, Klamath Falls, Oregon 97601

[Signatures are on the next page]

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Dated: May 30, 2024



John R. Bray

Hannah Bray
Hannah Q. Bray

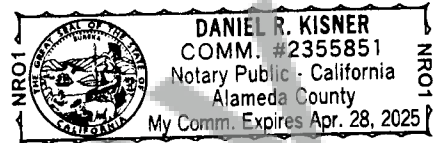
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF ALAMEDA }

On **May 30, 2024**, before me, **Daniel R. Kisner**, a Notary Public, personally appeared **John Bray and Hannah Bray** 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 Monica E. Fisher Notary Public