



**2024-006728**  
Klamath County, Oregon  
08/01/2024 01:38:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDING USE

After recording return to:

Howard Dale Owens and Jeanette Marie Owens

611 Loma Linda Dr.

Klamath Falls, OR 97601

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

Howard Dale Owens and Jeanette Marie Owens

611 Loma Linda Dr.

Klamath Falls, OR 97601

File No. 640315AM

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### STATUTORY WARRANTY DEED

**Miriam Elisabeth Cruz and Davis M. Rao, with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Howard Dale Owens and Jeanette Marie Owens, 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:

**All of Lot 51, except the Southerly 10 feet thereof of Loma Linda Heights, also the Southerly 30 feet of Lot 50 of Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$540,000.00.**

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:

Real property taxes due, if any, but not yet payable

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 31<sup>ST</sup> day of JULY, 2024.

Miriam Elisabeth Cruz  
Miriam Elisabeth Cruz

Davis M. Rao  
Davis M. Rao

State of Missouri } ss  
County of St. Louis }

On this 31<sup>ST</sup> day of July, 2024, before me, JAMES B. GOULD a Notary Public in and for said state, personally appeared Miriam Elisabeth Cruz and Davis M. Rao, 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.

James B. Gould  
Notary Public for the State of Missouri

Residing at: 15826 COUNTRY RIDGE DR, CHESTERFIELD, MO 63017  
Commission Expires: 06-18-2027

