

2024-008526

Klamath County, Oregon

Reserved for Deed Records Use



00334057202400085260030037

09/30/2024 12:22:08 PM

Fee: \$92.00

Warranty Deed

RECORDING REQUESTED BY (NAME):

Bruce Sean Brown

WHEN RECORDED MAIL TO (ADDRESS):

Bruce Sean Brown

1415 S 18th St, St Joseph, MO 64507, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Bruce Sean Brown

1415 S 18th St, St Joseph, MO 64507, USA

By this instrument, Bruce Sean Brown, Affiant for the Estate of Lawrence Bruce Brown, deceased, Klamath County Case No. 23PB06623, married, of 1415 South 18th Street, Saint Joseph, MO 64507, USA, (the "Grantor"), releases, with general warranty covenants, unto LaVern Suhar Brown, 25% interest, not married, of 2951 Coberg Rd. Apt 347 Eugene, OR 97408, Bruce Sean Brown, 5% Interest, married, of 1415 S. 18th Street Saint Joseph, MO 64507, Brian Thomas Brown, 5% interest, married, of 17222 Kingsbury St. Granada Hills, CA 91344, Barbara Ruth McDermott, 5% interest, married, of 2061 South Stonyfield Place Boise, ID 83709, Elizabeth Fay Keifer, 5% interest, married, of 9015 Monument Dr. Grants Pass, OR 97526, and William Lawrence Brown, 5% interest, not married, of 155 Estelle St. Hawkins, TX 75765, (collectively the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

The East ½ of the SE ¼ of the NE ¼ of Section 25, Township 35 South, Range 10 East, Willamette Meridian, County of Klamath, State of Oregon.

The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 19 day of September, 2024.



Bruce Sean Brown, Affiant for the
Estate of Lawrence Bruce Brown, deceased, Klamath County Case No. 23PB06623

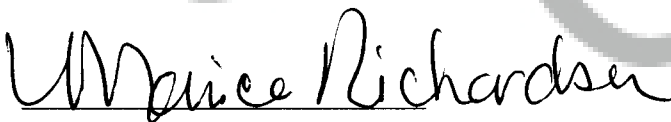
Grantor Acknowledgement

STATE OF MISSOURI

COUNTY (OR CITY) OF Buchanan

In the State of Missouri, County of Buchanan, on this 19th day of September, 2024, before me, Monica Richardson, a Notary Public in and for the State of Missouri, personally appeared Bruce Sean Brown, Affiant for the Estate of Lawrence Bruce Brown, deceased, Klamath County Case No. 23PB06623, known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged execution of this instrument as a free act and deed.

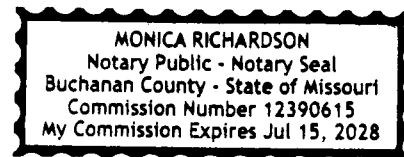
Witness my hand and Notarial Seal, affixed in said County and State, the day and year in this certificate above written.



Notary Public for the State of Missouri

County of Buchanan

My Commission Expires: 7-15-28



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.