



2024-008558
Klamath County, Oregon
10/01/2024 11:35:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey Bowman and Carrie Bowman

P.O. Box 206

El Dorado, CA 95623

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

Jeffrey Bowman and Carrie Bowman

P.O. Box 206

El Dorado, CA 95623

File No. 651649AM

STATUTORY WARRANTY DEED

Michael Ronne and Jody Ronne, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Jeffrey Bowman and Carrie Bowman, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$850,000.00.

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: September 30, 2024

Michael Ronne
Michael Ronne

Jody Ronne
Jody Ronne

State of Oregon } ss
County of Klamath

On this 1st day of Oct, 2024, before me, Marjorie Anne Stuart Notary Public in and for said state, personally appeared Michael Ronne and Jody Ronne, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath County OR
Commission Expires: 5/18/25

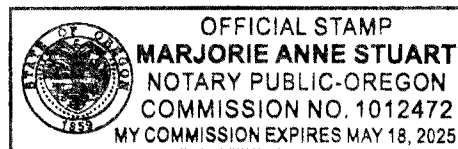


EXHIBIT 'A'

File No. 651649AM

A parcel of land being a portion of Parcel 2 of "Minor Land Partition 31-84", situated in Lots 11 and 12, Block 1, Vale Dean Canyon-Tract 1198, and a strip adjacent to and Southerly of said Lot 12, all in the SE1/4 of the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows Beginning at the Northerly corner common to Parcel 2 and Parcel 3 of said Minor Land Partition 31-84, thence South $05^{\circ} 50' 19''$ West, 315.63 feet to a point on the South line of said Parcel 2, thence along said South line South $89^{\circ} 39' 43''$ West, 190.01 feet, thence North $00^{\circ} 04' 18''$ West, 111.20 feet to a point of curvature, thence along the arc of a 155.00 foot radius curve to the left through a central angle of $35^{\circ} 55' 48''$, an arc distance of 97.20 feet (the long chord of which bears North $18^{\circ} 02' 12''$ West, 95.62 feet) to a point of tangency, thence North $36^{\circ} 00' 00''$ West, 0.87 feet to a point on the West line of said Parcel 2 of said Minor Land Partition 31-84, thence along said West line North $00^{\circ} 04' 18''$ West, 88.56 feet to the Northwest corner of said Parcel 2, thence along the North line of said Parcel 2 North $84^{\circ} 37' 42''$ East, 253.59 feet to the point of beginning Bearings are based upon Minor Land Partition 31-84 on file at the office of the Klamath County Surveyor.

EXCEPTING THEREFROM

A 30 foot wide strip of land being a portion of Parcel 2 of "Minor Land Partition 31-84" situated in the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows Beginning at the Southwest corner of said Parcel 2, thence North $89^{\circ} 39' 43''$ East, along the South line of said Parcel 2, 30.00 feet, thence North $00^{\circ} 04' 18''$ West 111.20 feet, thence, on the arc of a curve to the left (Radius equals 155.00 feet and central angle equals $35^{\circ} 55' 42''$) 97.20 feet, thence North $36^{\circ} 00' 00''$ West 0.87 feet to a point on the West line of said Parcel 2, thence South $00^{\circ} 04' 18''$ East, along said West line, 203.00 feet to the point of beginning, containing 5,210 Sq /Ft , more or less, with bearings based on "Vale Dean Canyon - Tract 1198" on file at the office of the Klamath County Surveyor