

**2024-009793**

**Klamath County, Oregon**



00335532202400097930040041

11/08/2024 11:59:06 AM

Fee: \$97.00

**Reserved for Deed Records Use**

## **Warranty Deed**

RECORDING REQUESTED BY (NAME):

John Michael Brown

WHEN RECORDED MAIL TO (ADDRESS):

1907 E Strand Ave, Post Falls, ID 83854, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

John Michael Brown

1907 E Strand Ave, Post Falls, ID 83854, USA

By this instrument, Devine Bullard, not married, of 618 S Richard Allen Ct, Spokane, WA 99202, USA, (the "Grantor"), releases, with general warranty covenants, unto John Michael Brown, not married, of 1907 E Strand Ave, Post Falls, ID 83854, USA, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 1 in Block 42 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

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

Returned at Counter

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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 2nd day of October, 2024.

Signed in the presence of:

Jared Rodriguez

Witness signature

Devine Bullard

Devine Bullard

Jared Rodriguez

Witness name

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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.

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**Grantor Acknowledgement**

STATE OF WASHINGTON

COUNTY OF Spokane

I certify that I know or have satisfactory evidence that Devine Bullard, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that ~~he~~ she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2nd day of October, 2024

Jazun Munro  
Notary Public in and for the State of Washington

My commission expires: March 10<sup>th</sup> 2024

