



**2024-010258**  
Klamath County, Oregon  
11/25/2024 01:11:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cameron Fowlkes and Rose Fowlkes

PO Box 321

Bonanza, OR 97623

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

Cameron Fowlkes and Rose Fowlkes

PO Box 321

Bonanza, OR 97623

File No. 656919AM

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### STATUTORY WARRANTY DEED

**Carole Starbird,**

Grantor(s), hereby convey and warrant to

**Cameron Fowlkes and Rose Fowlkes, 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:

**Lot 7, Block 122, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT No. 4, as recorded in Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3811-011D0-01400 466613**

**The true and actual consideration for this conveyance is \$17,900.00.**

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

Return To:   
**AmeriTitle**

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.

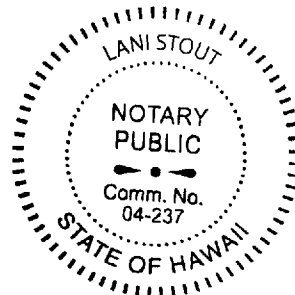
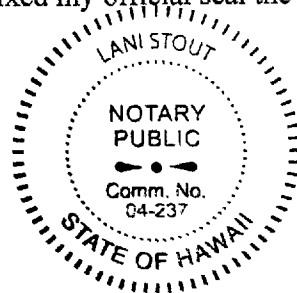
Dated: 11/19/24

Carole Starbird by Danielle Lee Haney as Attorney in Fact  
Carole Starbird by Danielle Lee Haney as Attorney in Fact

State of Hawaii } ss  
County of MAUI

On this 19<sup>th</sup> day of November, 2024, before me, Lani Stout a  
Notary Public in and for said state, personally appeared Danielle Lee Haney, as Attorney in Fact for Carole Starbird, 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.

Lani Stout  
Notary Public for the State of Oregon HAWAII  
Residing at: 223 Halelani DR. WAILUKU, HI  
Commission Expires: 05/02/2028



Doc. Date	<u>11/19/2024</u>	# Pages:	<u>2</u>
Notary Name:	<u>Lani Stout</u>	2nd Circuit	
Doc Description:	<u>Statutory WARRANTY DEED</u>		
Signature	<u>Lani Stout</u>	Date	<u>11/19/2024</u>
NOTARY CERTIFICATION			