



2024-010350

Klamath County, Oregon

11/27/2024 12:55:01 PM

Fee: \$87.00

TITLE NO. 654220AM
ESCROW NO. EU24-1477 TH
TAX ACCT. NO. 165323
MAP/TAX LOT NO. 2607-001C0-00200

GRANTOR

MANEWAL JOINT REVOCABLE TRUST dated January 31, 2013

GRANTEE

JEFFERY TROY POWER
P. O. BOX 21222
EUGENE, OR 97402

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

After recording return to:
CASCADE TITLE CO.
675 OAK STREET, STE 100
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

CHARLES W. MANEWAL and CAROLINE E. MANEWAL, TRUSTEES OF THE MANEWAL JOINT REVOCABLE TRUST dated January 31, 2013, Grantor,
conveys and warrants to
JEFFERY TROY POWER, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 2 in Block 4 of TRACT 1069, 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 **\$605,000.00** AS PAID BY/TO AN ACCOMMODATOR PURSUANT TO IRC 1031.

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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 26 day of NOV., 2024.

MANEWAL JOINT REVOCABLE TRUST dated
January 31, 2013

BY: Charles W. Manewal
CHARLES W. MANEWAL, TRUSTEE

BY: Caroline E. Manewal
CAROLINE E. MANEWAL, TRUSTEE

State of Oregon

County of Lane

This instrument was acknowledged before me on NOV. 26, 2024 by CHARLES W. MANEWAL and CAROLINE E. MANEWAL, TRUSTEES OF THE MANEWAL JOINT REVOCABLE TRUST dated January 31, 2013.

[Signature]

(Notary Public for Oregon)

My commission expires 3/24/26

