

GRANTOR NAME AND ADDRESS:  
RONALD C. HOWARD  
4745 Cleveland Avenue  
Klamath Falls, Oregon 97601



01/06/2025 03:21:03 PM

Fee: \$82.00

GRANTEES NAMES AND ADDRESS:  
RONALD C. HOWARD  
TERRY L. GRIFFIN  
4745 Cleveland Avenue  
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:  
NEAL G. BUCHANAN, Attorney  
435 Oak Avenue  
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED  
SEND TAX STATEMENTS TO:  
RONALD C. HOWARD  
4745 Cleveland Avenue  
Klamath Falls, Oregon 97601

WARRANTY DEED - STATUTORY FORM

RONALD C. HOWARD, Grantor, conveys and warrants to RONALD C. HOWARD AND TERRY L. GRIFFIN, not as tenants in common but with rights of survivorship, Grantees that certain real property in the County of Klamath, State of Oregon, civilly described as 4717 Douglas Avenue, Klamath Falls, Oregon, and legally described as follows to-wit:

Lot 9, Tract No. 1283, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account #877178      Map and Taxlot #3908-012DA-02400

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

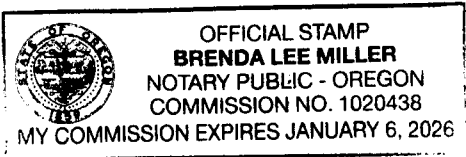
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 6 day of January, 2024.5

*Ronald C. Howard*  
RONALD C. HOWARD

STATE OF OREGON, County of Klamath) ss:

Personally appeared RONALD C. HOWARD, before me on the 6<sup>th</sup> day of January, 2024.5 and acknowledged the foregoing instrument to be his voluntary act and deed.



*Brenda Lee Miller*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-6-26