

2025-000670

Klamath County, Oregon

01/30/2025 10:23:02 AM

Fee: \$92.00



After recording return to:
Jeffrey Bowman and Carrie Bowman
3130 S 6th St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jeffrey Bowman and Carrie Bowman
3130 S 6th St
Klamath Falls, OR 97603

File No.: 7161-4231635 (SA)

Date: January 07, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Delta Jean Totten, Grantor, conveys and warrants to **Jeffrey Bowman and Carrie Bowman as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

APN: 888197

Statutory Warranty Deed
- continued

File No.: 7161-4231635 (SA)

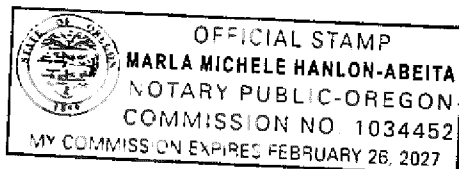
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 this 25 day of January, 2025.

Delta Jean Totten
Delta Jean Totten

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 25 day of January, 2025 by **Delta Jean Totten**.



Marla
Notary Public for Oregon
My commission expires: 2/26/2027

APN: **888197**

Statutory Warranty Deed
- continued

File No.: **7161-4231635 (SA)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1: TL 3100

Lot 4, TRACT 1386 - VALE HEIGHTS, according to the Official Plat thereof recorded in Volume 24, Page 133, Plat Records, Klamath County, Oregon.

Parcel 2: TL 502

Parcel 1 of Land Partition 45-89 situated in the SW of the SE, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3: TL 501

Parcel 2 of Land Partition 45-89 situated in the SW of the SE, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.