



After recording return to:
Joshua Harvey
26840 Highway 140 E.
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Joshua Harvey
26840 Highway 140 E.
Bonanza, OR 97623

File No.: 7161-4234079 (RT)

Date: January 16, 2025

THIS SPACE RESERVED FOR RECORD

2025-001850

Klamath County, Oregon

03/14/2025 01:43:01 PM

Fee: \$97.00

STATUTORY WARRANTY DEED

Walter Leonard Donovan, Successor Trustee under The Donovan Loving Trust Dated December 1, 1993, and any amendments thereto, Grantor, conveys and warrants to **Joshua Harvey and Angela Rojas, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

The SW1/2 of the SE1/4, and the E1/2 of the E1/2 of the SE1/4 of the SW1/4, all in Section 7, Township 38 South, Range 11 East of Willamette Meridian, Klamath County, Oregon. Also the NW1/4 of the NE1/4 and the N1/2 of the SW1/4 of the NE1/4 of Section 18, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Note: this legal description was created prior to January 1, 2008.

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 **\$524,200.00**. (Here comply with requirements of ORS 93.030)

APN: **462047**

Statutory Warranty Deed
- continued

File No.: **7161-4234079 (RT)**

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 12th day of MARCH, 2025.

Walter Leonard Donovan, Successor
Trustee under The Donovan Loving Trust
Dated December 1, 1993, and any
amendments thereto



Walter Leonard Donovan, Successor
Trustee

File No.: **7161-4234079 (RT)**

STATE OF)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Walter Leonard Donovan, Successor Trustee of the The Donovan Loving Trust**
Dated December 1, 1993, on behalf of the Trust.

Not
My

Notary Public for
My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ALAMEDA

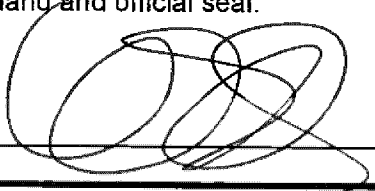
On MARCH 12, 2025 before me, CHAUNCEY MARKHAM, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared WALTER LEONARD DONOVAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

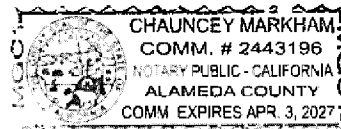
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Warranty DEED