

2025-003051

Klamath County, Oregon

04/24/2025 02:51:01 PM

Fee: \$97.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Mike Dowling and Karin Dowling, husband and wife, as tenants by the entirety
Grantor's Mailing Address: 1981 Seville Street, Santa Rosa, California 95403

Grantee: Michael Sean Dowling and Karin M. Dowling, Trustees of the Michael and Karin Dowling Family Trust, dated June 27, 2024
Grantee's Mailing Address: 1981 Seville Street, Santa Rosa, California 95403

Type of Document to be Recorded: **WARRANTY DEED**

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Statutory Warranty Deed: Recorded April 2, 2020; Doc. No. 2020-003915

Situs Address: Vacant Land - not assigned

Tax Account Number: Account: 407982 / **Map and Taxlot:** 3715-00700-01400

Until a change is requested, all Tax Statements shall be sent to the following address:

Michael Sean Dowling, Trustee, et al
1981 Seville Street
Santa Rosa, CA 95403

After Recording Return To:
smart!DEEDS, LLC - 115182
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Prepared By:
Mike Dowling
1981 Seville Street
Santa Rosa, CA 95403

WARRANTY DEED

TITLE OF DOCUMENT

Mike Dowling and Karin Dowling, husband and wife, as tenants by the entirety, Grantor, conveys and warrants to **Michael Sean Dowling and Karin M. Dowling, Trustees of the Michael and Karin Dowling Family Trust, dated June 27, 2024,** Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

THE SE1/4 OF THE SW1/4 OF SECTION 7, TOWNSHIP 37 SOUTH, RANGE 15 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Account No.: Account: **407982** / Map and Taxlot: **3715-00700-01400**

Prior Recorded Document Reference: **Statutory Warranty Deed**: Recorded **April 2, 2020**; Doc. No. **2020-003915**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and None

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 15th day of November, 2024. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

[Signature]
Mike Dowling

[Signature: Karin Dowling]
Karin Dowling

STATE OF _____ }
COUNTY OF _____ } ss

This instrument was acknowledged before me this _____ day of _____, 20____, by **Mike Dowling and Karin Dowling**.

NOTARY STAMP/SEAL

Before Me: _____
NOTARY PUBLIC- STATE OF _____
My Commission Expires: _____

*Please see attached California
Notary Acknowledgment*

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.

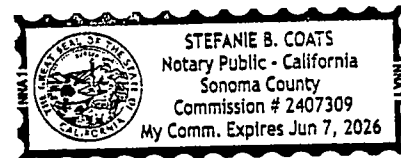
State of California)
)
County of Sonoma)

On November 1, 2024, before me, Stefanie B. Coats, notary public, personally appeared Mike Dowling and Karin Dowling, 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.

Stefanie B. Coats
(Notary Signature)



(Seal)