



2025-004698

Klamath County, Oregon

06/17/2025 01:08:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDS USE

After recording return to:

Rebecca Ann Quinowski and Joseph Todd
Quinowski

12600 Springlake RD

Klamath Falls, OR 97603

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

Rebecca Ann Quinowski and Joseph Todd
Quinowski

12600 Springlake RD

Klamath Falls, OR 97603

File No. 676959AM

STATUTORY WARRANTY DEED

**Cory Robert Bramwell, Successor Trustee of the Robert D. Bramwell Sr. and Mary A. Bramwell
Joint Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Rebecca A. Quinowski, same person as Rebecca Ann Quinowski and Joseph T. Quinowski, same
person as Joseph Todd Quinowski, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

The true and actual consideration for this conveyance is \$480,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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.

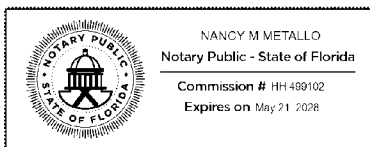
Dated: June 13, 2025

By: Cory Robert Bramwell
Cory Robert Bramwell, Successor Trustee of the Robert D. Bradwell Sr. & Mary A. Bradwell Joint Revocable Living Trust

State of Florida
County of Orange

On this 16th day of June, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Cory Robert Bramwell, known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the **Robert D. Bramwell Sr. and Mary A. Bramwell Joint Revocable Living Trust**, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Nancy M Metallo
Nancy M Metallo
Notary Public for the State of Florida
Residing at: Orange

Commission Expires: 05/21/2028

Notarized remotely online using communication technology via Proof.

EXHIBIT 'A'

File No. 676959AM

A tract of land situated in Section 31, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is located North $00^{\circ} 18' 20''$ East 415.91 feet from the West quarter corner of said Section 31; thence South $89^{\circ} 54' 28''$ East 1660.00 feet, along an existing fence line and its extension; thence South $00^{\circ} 18' 20''$ West, parallel with the West line of said Section 31, 300.00 feet; thence South $89^{\circ} 54' 28''$ East 760 feet, more or less, to the Westerly meander line of Lost River, the above described line being that line as described in Deed Volume M69, page 10277, Deed Records of Klamath County, Oregon; thence Southwesterly, along the said Westerly meander line of Lost River, to a point in an existing fence line as described in Deed Volume 273 at page 206, of said Deed records, said point bears South $89^{\circ} 56'$ East from a point which is North 865 feet (by said Deed Volume 273, page 206) from the Northwest corner of Government Lot 6 of said section 6; thence North $89^{\circ} 56'$ West, along said fence line, to the West line of said Section 31, thence North 892.3 feet (by said Deed Volume 273, page 206) to the point of beginning.

EXCEPTING THEREFROM any portion lying within the rights of way of the Klamath Falls-Malin Highway (State Highway No. 39), the Burlington Northern Railroad (formerly Great Northern Railroad), and the U.S.R.S. drain ditch.

LESS AND EXCEPT the Northerly 10 acres of the property more particularly described as follows:

Beginning at a point 413.8 feet North of the Northwest corner of Lot 6, Section 31, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon; thence East 1823.2 feet to the meander line of Lost River; thence North 1° East 248 feet; thence North $24 \frac{1}{2}^{\circ}$ East 242.5 feet along said meander line; thence West 1926.1 feet; thence South 468.4 feet to the place of beginning.