



THIS SPACE RESERVED FOR RI

2025-006173

Klamath County, Oregon



00344825202500061730030039

07/18/2025 09:35:05 AM

Fee: \$97.00

After recording return to:

Mike D. Nelson

24 Lindero Ave.

Long Beach, CA 90803

Until a change is requested all tax statements
shall be

sent to the following address:

Mike D. Nelson

24 Lindero Ave.

Long Beach, CA 90803

File No. 1005106

STATUTORY WARRANTY DEED

James R. Dowell, Successor Trustee of the Bevon R. Dowell Revocable Living Trust, Grantor(s),
hereby convey and warrant to

Mike D. Nelson ,

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:

**The Easterly 10 feet of Lot 26 and the Westerly 45 feet of Lot 27, Block 302, DARROW ADDITION
to the City of Klamath Falls, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$90,000.00.


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: 07/15/2025

Bevon R. Dowell Revocable Living Trust

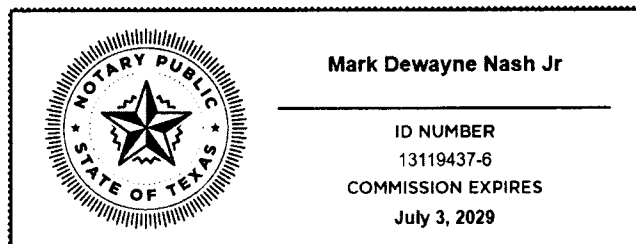
By: , Successor Trustee
James R. Dowell, Successor Trustee

State of Texas } ss.
County of Ellis }

On this 15th day of July, 2025, before me, Mark Dewayne Nash Jr, a Notary Public in and for said state, personally appeared James R. Dowell known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Bevon R. Dowell 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.

Mark Dewayne Nash Jr
Notary Public for the State of Texas
Residing at: Ellis CO, Texas
Commission Expires 07/03/2029



Electronically signed and notarized online using the Proof platform.

EXHIBIT "A"
"Papering-Out" Certificate

State of Oregon

County of Kootenai

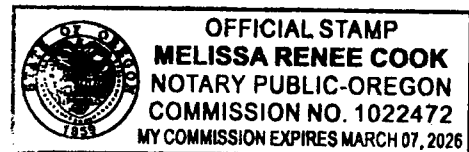
I certify that the foregoing tangible copy of a record Statutory Warranty Deed
(document title), dated 7/15/25, and containing 2 pages is an accurate
copy of an electronic record.

Dated: July 18, 2025

MCook

Notary Public for Oregon

My commission expires: 3/7/26



(Official Stamp)