



THIS SPACE RESERVED FOR RECORDER'S USE

**2025-006547**

**Klamath County, Oregon**

**07/29/2025 08:35:01 AM**

**Fee: \$92.00**

After recording return to:

Mark Brown

5050 Roseville Rd. Space B6

North Highlands, CA 95660

Until a change is requested all tax statements  
shall be

sent to the following address:

Mark Brown

5050 Roseville Rd. Space B6

North Highlands, CA 95660

File No. 1009539

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### STATUTORY WARRANTY DEED

**Robbin L. Fraley**, Grantor(s), hereby convey and warrant to

**Mark Brown**,

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 S1/2 of Government Lot 32 in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

**EXCEPTING THEREFROM the East 230 feet.**

**The true and actual consideration for this conveyance is \$175,000.00.**

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: 7-24-2025

Robbin L. Fraley  
Robbin L. Fraley

State of Oregon } ss  
County of Klamath }

On this 24 day of July, 2025, before me, Julie VanLeuven, a Notary Public in and for said state, personally appeared Robbin L. Fraley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

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

[Signature]

Notary Public for the State of Oregon  
Residing at: Klamath Falls  
Commission Expires: 10-30-2027

