



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006568

Klamath County, Oregon

07/29/2025 02:15:01 PM

Fee: \$92.00

After recording return to:

The Davis-Garaventa Trust Dated March 9,
2020

3306 Euclid Ave.

Concord, CA 94519

Until a change is requested all tax statements
shall be

sent to the following address:

The Davis-Garaventa Trust Dated March 9,
2020

3306 Euclid Ave.

Concord, CA 94519

File No. 1005111

STATUTORY WARRANTY DEED

Edward H. Brown, Trustee of the Edward Howard Brown Trust Dated July 15, 2022, Grantor(s),
hereby convey and warrant to

Cheryl L. Davis and Joanna M. Garaventa, Trustees of The Davis-Garaventa Trust Dated March 9, 2020,

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:

Unsurveyed Parcel 1 of Land Partition 20-98, located in the SE1/4 of Section 31, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 5 and 6, Township 40 South, Range 8 East of the Willamette Meridian, and Sections 31 and 32 of Township 39 South, Range 8 East of the Willamette Meridian; thence North 02°00'07" West a distance of 331.95 feet; thence North 63°07'00" West a distance of 1391.26 feet; thence North 12°22'34" East a distance of 146.70 feet; thence North 47°22'52" West a distance of 676.04 feet, to the true point of beginning of this description; thence North 47°22'52" West a distance of 1241.90 feet; thence North 50°30'32" East a distance of 215.56 feet; thence along a 318.10 foot radius curve to the right a distance of 437.86 feet, the long chord of which bears North 89°56'32" East a distance of 404.10 feet; thence South 50°37'28" East a distance of 886.20 feet; thence South 39°22'32" West a distance of 538.44 feet, to the true point of beginning of this description.

The true and actual consideration for this conveyance is \$110,000.00.

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: 7/25/25

Edward Howard Brown Trust Dated July 15, 2022

By: Edward H. Brown
Edward H. Brown, Trustee

State of Oregon} ss.
County of Klamath}

On this 25th day of July, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Edward H. Brown known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Edward Howard Brown Trust Dated July 15, 2022 and acknowledged that he/she/they executed the same as 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.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

