



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006658

Klamath County, Oregon

07/31/2025 01:28:22 PM

Fee: \$92.00

After recording return to:

Karl Christopher Stowe and Ellie Miklush
Stowe

19545 Vierra Canyon RD

Salinas, CA 93907

Until a change is requested all tax statements
shall be

sent to the following address:

Karl Christopher Stowe and Ellie Miklush
Stowe

19545 Vierra Canyon RD

Salinas, CA 93907

File No. 1009465

STATUTORY WARRANTY DEED

Shirley L. Pederson, Grantor(s), hereby convey and warrant to

Karl Christopher Stowe and Ellie Miklush Stowe, 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:

That portion of the following described parcel, being Parcel 1 of Minor Partition 1-90.

A parcel of land situate in the SW1/4 of Section 14, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon as surveyed and platted on the Final Map of Minor Partition No. 1-90 and more particularly described as follows:

Beginning at a point which is 30 feet North and 30 feet East of the Southwest corner of Lot 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence due East 177 feet along the State Highway; thence at right angles due North 330 feet; thence West 177 feet; thence South 330 feet to the point of beginning.

The true and actual consideration for this conveyance is \$40,000.00.

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: 07/29/2025

Shirley Lee Pederson by Robert Anthony Howard, her attorney in fact

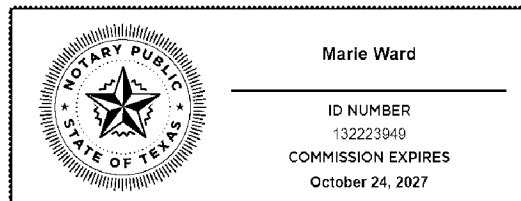
Shirley Lee Pederson by Robert Anthony Howard, her attorney in fact

State of Texas } ss.
County of Brazoria }

On this 29th day of July, 2025, before me,
Marie Ward, a Notary Public in and for said state, personally appeared
Robert Anthony Howard known or identified to me to be the person(s) whose name(s)
subscribed to the within instrument as Attorney-in-fact of
Shirley Lee Pederson, and acknowledged to me that Robert Anthony Howard
subscribed the name of Shirley Lee Pederson as principal and his/her own name as
Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first
above written.

Marie Ward

Notary Public for the State of Texas
Residing at: Brazoria County, TX
Commission Expires: 10/24/2027



Electronically signed and notarized online using the Proof platform.