



First American

First American Title Insurance Company
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2025-006931

Klamath County, Oregon

08/08/2025 11:21:02 AM

Fee: \$102.00

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

FIRST AMERICAN TITLE FILE: 4293001-SA

RECORDING REQUESTED BY AND RETURN TO:

Jeffrey Bowman and Carrie Bowman
10340 North Merlin Way
Klamath Falls, OR 97601

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

**Jeffrey Cummings and Tracey Cummings, Trustees, or their successors In Trust, under The Cummings Family
2007 trust, Dated September 21, 2007 and any amendments thereto**

3. Grantee(s): (ORS 205.1251a and 205.160)

Jeffrey Bowman and Carrie Bowman, as tenants by the entirety

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

\$500,000.00

5. SEND TAX STATEMENTS TO:

Jeffrey Bowman and Carrie Bowman
10340 North Merlin Way
Klamath Falls, OR 97601

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Re-recorded to: , on instrument previously recorded as Document No.



After recording return to:
Jeffrey Bowman and Carrie Bowman
10340 North Merlin Way
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Jeffrey Bowman and Carrie Bowman
10340 North Merlin Way
Klamath Falls, OR 97601

File No.: 7161-4293001 (SA)
Date: July 23, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jefferey Cummings and Tracey Cummings, Trustees, or their successors In Trust, under The Cummings Family 2007 trust, Dated September 21, 2007 and any amendments thereto, Grantor, conveys and warrants to **Jeffrey Bowman and Carrie Bowman as tenants by the entirety,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 1223, Tract 1440, RANCHVIEW ESTATES, 1ST ADDITION, according to the Official Plat thereof on file in the Office of the county clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$500,000.00**. (Here comply with requirements of ORS 93.030)

APN: **890673**


Statutory Warranty Deed
- continued

File No.: **7161-4293001 (SA)**

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 this 6th day of August, 2025.

Jefferey Cummings and Tracey Cummings,
Trustees, or their successors In Trust, under
The Cummings Family 2007 trust, Dated
September 21, 2007 and any amendments
thereto


~~Jefferey~~ Cummings, Trustee
Jeffrey

Tracey Cummings

Tracey Cummings, Trustee

