



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Allison B. Sheehan
15566 W. Desert Hollow Dr
Surprise, AZ 85387

Until a change is requested all tax statements shall be sent to the following address:
Allison B. Sheehan
15566 W. Desert Hollow Dr
Surprise, AZ 85387
File No. 1023145

STATUTORY WARRANTY DEED

Edwin L. Brown and Lauren Brown, Trustees of the Edwin and Lauren Brown Revocable Living Trust dated 5/27/2020, Grantor(s), hereby convey and warrant to

Allison B. Sheehan ,

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 North 42 feet of the South 84 feet of Lot 16 in Block 214 of MILLS SECOND 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 \$85,000.00.
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: September 11, 2025

Edwin and Lauren Brown Revocable Living Trust Dated

By: Edwin L. Brown
Edwin L. Brown, Trustee

By: Lauren Brown
Lauren Brown, Trustee

State of Oregon ss.
County of Klamath

On this 11th day of September, 2025, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Edwin L. Brown and Lauren Brown known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Edwin and Lauren Brown Revocable Living Trust dated 5/27/2020 Allison B. Sheehan 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.

Emily Jean Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 9/27/2025

