



THIS SPACE RESERVED FOR RECORDER'S USE

2025-010243

Klamath County, Oregon

11/14/2025 12:54:01 PM

Fee: \$92.00

After recording return to:

Eric Calvin Harris and Carin Michelle Harris

15333 Green Wing Loop

Keno, OR 97627

Until a change is requested all tax statements
shall be

sent to the following address:

Eric Calvin Harris and Carin Michelle Harris

15333 Green Wing Loop

Keno, OR 97627

File No. 1027995

STATUTORY WARRANTY DEED

Sharon Kristine Heaton, also known as Sharon Kristine Cowie, Successor Trustee of the James A. Cowie Living Trust dated June 22, 2010,

Grantor(s), hereby convey and warrant to

Eric Calvin Harris and Carin Michelle Harris, as tenants by the entireties ,

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:

Lot 1 in Block 28, Fifth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$360,000.00.

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: 11/13/2025

James A. Cowie Living Trust dated June 22, 2010, and any amendments thereto

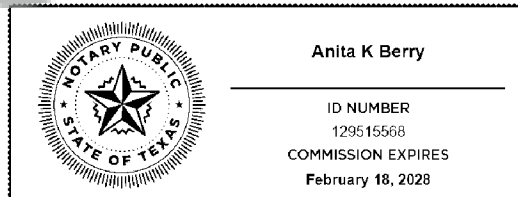
By: Sharon Kristine Heaton, successor trustee
Sharon Kristine Heaton, Successor Trustee

State of Texas } ss.
County of Dallas }

On this 13th day of November, 2025, before me, Anita K Berry, a Notary Public in and for said state, personally appeared Sharon Kristine Heaton known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the the James A. Cowie Living Trust dated June 22, 2010 and acknowledged to me that he/she/they executed the same as successor 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.

Anita K Berry
Notary Public for the State of Texas
Residing at: Dallas County
Commission Expires: 02/18/2028



Electronically signed and notarized online using the Proof platform.