



**2014-009253**

**Klamath County, Oregon**

**09/05/2014 10:19:34 AM**

**Fee: \$47.00**

After recording return to:

JAMES R. MCPHERSON

36060 Modoc Point Rd.

Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:

JAMES R. MCPHERSON

36060 Modoc Point Rd.

Chiloquin, OR 97624

Escrow No. MT101375DS

Title No. 0101375

SWD r.020212

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**STATUTORY WARRANTY DEED**

**JOSEPH SECKORA, JR. TRUSTEE OF THE JOSEPH SECKORA JR., REVOCABLE TRUST,**

Grantor(s), hereby convey and warrant to

**JAMES R. MCPHERSON,**

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:

**A portion of Government Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the intersection of the Westerly right of way line of State Highway 427 and the Northerly line of Government Lot 15; thence Southerly along the Westerly line of said Highway .34 feet to the true point of beginning; thence continuing South along the Westerly line of said Highway 150 feet; thence West and parallel with the North line of Government Lot 15 to the Easterly line of Agency Lake; thence Northerly along the Easterly line of Agency Lake to a point that is due West of the true point of beginning; thence East 470 feet more or less to the true point of beginning.**

The true and actual consideration for this conveyance is **\$256,000.00**.

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:

**2014-2015 Real Property Taxes a lien not yet due and 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 this 28th day of Aug. 2014.

THE JOSEPH SECKORA JR., REVOCABLE TRUST

BY: Joseph Seckora Jr.  
JOSEPH SECKORA, JR., TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8-28, 2014 by Joseph Seckora Jr. as Trustee of The Joseph Seckora Jr., Revocable Trust.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-17

