

2016-013861

Klamath County, Oregon

BLO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00197128201600138610020020

12/29/2016 12:23:01 PM

Fee: \$47.00

Returned at Counter

Gordon Ray McDonald
3738 Bisbee Street
Klamath Falls, Oregon 97603

Grantor's Name and Address

Rene Marie Allen
3738 Bisbee Street
Klamath Falls, Oregon 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Gordon Ray McDonald
3738 Bisbee Street
Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name and Address):

Gordon Ray McDonald
3738 Bisbee Street
Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Gordon McDonald aka Gordon Ray McDonald

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Gordon McDonald and
RENE M. ALLEN WITH FULL RIGHTS OF SURVIVORSHIP
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

See Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): none

and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. Sec ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on December 29, 2016; any
signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-
MINE 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.

Gordon Ray McDonald

Gordon Ray McDonald

STATE OF OREGON, County of Klamath ss.

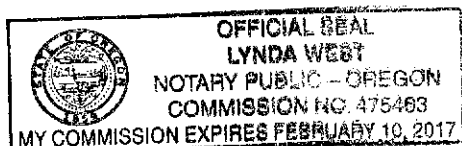
This instrument was acknowledged before me on December 29, 2016
by Gordon Ray McDonald

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lynda West
Notary Public for Oregon
My commission expires 2-10-17

EXHIBIT A
(LEGAL DESCRIPTION)

LOT 12 IN BLOCK 7 OF ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SAVING AND EXCEPTING COMMENCING AT THE N.W. CORNER OF LOT 12 IN BLOCK 7 OF ALTAMONT ACRES; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12 BLOCK 7 ALTAMONT ACRES A DISTANCE OF 141.8 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 12, BLOCK 7 ALTAMONT ACRES DISTANCE OF 186 FEET; THENCE NORTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 12 BLOCK 7 ALTAMONT ACRES A DISTANCE OF 91.8 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF LOT 12 BLOCK 7 ALTAMONT ACRES A DISTANCE OF 93 FEET; THENCE NORTHERLY PARALLEL TO THE WESTERLY LINE OF LOT 12 BLOCK 7 ALTAMONT ACRES A DISTANCE OF 50 FEET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 12 BLOCK 7 ALTAMONT ACRES A DISTANCE OF 93 FEET TO THE POINT OF BEGINNING.

ALSO SAVING AND EXCEPTING ANY PORTION LYING WITHIN THE RIGHT OF WAY OF BISBEE STREET.