



2017-003097

Klamath County, Oregon

03/24/2017 10:18:00 AM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

Scott Murchison

4463 Barry Drive

Klamath Falls, OR 97603

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

Scott Murchison

4463 Barry Drive

Klamath Falls, OR 97603

File No. 153908AM

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### STATUTORY WARRANTY DEED

**Debbie C. McCollough,**

Grantor(s), hereby convey and warrant to

**Scott Murchison,**

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 Northeasterly 60 feet of Lot 6 and that part of Lot 5, Block 4, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:**

**Beginning at the most Southerly corner of Lot 5; thence Northeasterly along the Easterly line of said Lot, 15 feet to a point; thence Northwesterly and parallel to the Southwesterly line of said lot to the point of intersection of the line common to Lots 4 and 6 produced Northeasterly on a course of North 84° 06' East; thence South 84° 06' West on the line common to Lots 4 and 6 produced Northeasterly to the Northerly corner of Lot 6; thence Southeasterly along the Northeasterly line of said Lot 6 to the point of beginning.**

The true and actual consideration for this conveyance is \$110,000.00.

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:

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 22nd day of March, 2017

Debbie C. McCollough  
Debbie C. McCollough

State of Oregon } ss  
County of Klamath }

On this 22 day of March, 2017, before me, Melissa B. Bland a Notary Public in and for said state, personally appeared Debbie C. McCollough, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa B. Bland  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: April 20, 2018

