



THIS SPACE RESERVED FOR R

2017-007954  
Klamath County, Oregon  
07/17/2017 03:23:00 PM  
Fee: \$47.00

After recording return to:

Carl McConathy Jr.  
34022 Lallacks Court  
Chiloquin, OR 97624

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

Carl McConathy Jr.  
34022 Lallacks Court  
Chiloquin, OR 97624

File No. 158056AM

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### STATUTORY WARRANTY DEED

**Hagler 2, LLC,**  
**an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Carl McConathy Jr.,**

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:

**Lots 7 in Block 5 of TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER an undivided 1/90th interest in and to Lot 12, Block 4, IRISH BEND, 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 **\$160,000.00.**

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:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

*Handwritten signature*

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 14 day of July, 2017

Hagler 2 LLC, an Oregon Limited Liability Company

By: Hagler Family Trust, u/d/a March 15, 2017

By: [Signature]  
C. Steven Hagler, Trustee/Member

By: Ann B Hagler, Trustee  
Ann B. Hagler, Trustee/Member

State of Oregon } ss  
County of Marion

On this 14 day of July, 2017, before me, Melissa Kay Juarez a Notary Public in and for said state, personally appeared Hagler 2, LLC an Oregon Limited Liability Company, 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Salem  
Commission Expires: 6-8-21



\* C. Steven Hagler and Ann B Hagler  
Trustees/ Members of