



THIS SPACE RESERVED FOR

2017-013996
Klamath County, Oregon
12/08/2017 11:57:01 AM
Fee: \$47.00

After recording return to:

Thomas McMahan and Jayme McMahan

PO Box 44

Crescent, OR 97733

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

Thomas McMahan and Jayme McMahan

PO Box 44

Crescent, OR 97733

File No. 200065AM

STATUTORY WARRANTY DEED

Charles R. Humbert,

Grantor(s), hereby convey and warrant to

Thomas McMahan and Jayme McMahan, as Tenants by the Entirety,

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:

Beginning at the Northeast corner of the Southeast 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence 407 feet West to the East right of way line of the Dalles-California Highway; thence Southerly 100 feet parallel to said Highway; thence Easterly at right angle to said Highway approximately 530 feet to East Section line, thence approximately 327 feet North to place of beginning.

EXCEPTING THEREFROM: A parcel of land lying in the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being a portion of the following described property:

The tract of land which was conveyed by that certain deed to Otho C. Bates and Iva Bates, recorded in Book 204, page 399, Deed Records of Klamath County, Oregon. The said parcel being a strip of land 70 feet in width lying Easterly of and adjacent to the Dalles-California highway right of way; said strip of land extending from the North line of the Northeast 1/4 of the Southeast 1/4 of Section 36 to the Southerly line of said property, the Easterly line of said strip being parallel to and 100 feet Easterly of said Highway center line.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2408-036DA-00100-000

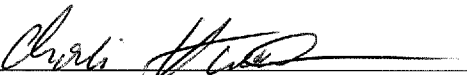
The true and actual consideration for this conveyance is \$200,000.00.

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:

Return To: 

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.

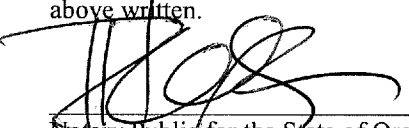
Dated this 7 day of December 2017


Charles R Humbert

State of Oregon } ss
County of Deschutes }

On this 7 day of December, 2017, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Charles R. Humbert, 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.


Notary Public for the State of Oregon
Residing at: Bend, OR
Commission Expires: 5/9/2021

