



THIS SPACE RESERVED FOR

2018-000637
Klamath County, Oregon
01/18/2018 10:10:00 AM
Fee: \$47.00

After recording return to:

William Leonard Gallagher IV and

Stacey Annette Gallagher

PO Box 147

Merrill, OR 97633

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

William Leonard Gallagher IV and

Stacey Annette Gallagher

PO Box 147

Merrill, OR 97633

File No. 211472AM

STATUTORY WARRANTY DEED

Christopher Lee McKoen,

Grantor(s), hereby convey and warrant to

William Leonard Gallagher IV and Stacey Annette Gallagher, 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 a point in the center of the East line of the Northeast quarter of the Southeast quarter (NE1/4 SE1/4) of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, running thence North along said East line 44 rods and 15 feet; thence West 50 rods; thence South 44 rods and 15 feet; thence East 50 rods to place of beginning, save and excepting two strips of alnd along the South side of said premises one of which has been heretofore conveyed to Susie R. Cunningham and Charles Cunningham by Warranty Deed recorded April 4, 1940 in Deed Book 128 at page 263, Deed Records of Klamath County, Oregon, and the other strip has been heretofore conveyed to Leonard Bowman and Hazel Mae Bowman by Warranty Deed recorded February 7, 1941 in Deed Book 135 at page 287, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$130,000.00.

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 17th day of January, 2018.

Christopher Lee McKoen
Christopher Lee McKoen

State of Oregon } ss
County of Klamath }

On this 17th day of January, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Christopher Lee McKoen, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

