



2018-003938

Klamath County, Oregon

04/02/2018 02:08:01 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James S. McGaheran and Sarah K. MacIntosh

921 Quail Point Ct

Klamath Falls OR 97601

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

James S. McGaheran and Sarah K. MacIntosh

Same as above

File No. 193181AM

STATUTORY WARRANTY DEED

Don Purio Development Company LLC, an Oregon Limited Liability Company ,

Grantor(s), hereby convey and warrant to

James S. McGaheran and Sarah K. MacIntosh, 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:

LOT 3, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots 18-26, Block 10 of Buena Vista Addition, situated in the SW ¼ of Section 19 and the NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$250,000.00.

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 29 day of March, 2018

Don Purio Development Company LLC, an Oregon Limited Liability Company

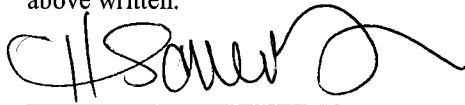
By: 

Don Purio, Member

State of Oregon } ss
County of Klamath }

On this 29 day of March, 2018, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Don Purio, Member of Don Purio Development Company LLC, 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: Klamath Falls OR
Commission Expires: 12/17/2021

