

2018-005872

Klamath County, Oregon



0022222201800058720020026

05/14/2018 11:02:15 AM

Fee: \$47.00

WARRANTY DEED

Michael McGowan
Grantor

Michael McGowan and
Connie McGowan
24380 HWY 75
Challis, ID 83226
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL McGOWAN, hereafter called Grantor, for the consideration hereinafter stated, does hereby convey and warrant to MICHAEL McGOWAN and CONNIE McGOWAN, as tenants by the entirety, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Parcel 1:

Lot 1 of Tract 1285 MALLARD BAY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and Parcel 1 of Land Partition 37-98, being Lots 2 and 3 of Tract 1285 MALLARD BAY, situated in the SE 1/4 SW 1/4 and Government Lot 4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Map Tax Lot No: R-3407-031C0-00600-000; R-3407-031C0-00700-000;

Parcel 2:

That portion of the N 1/2 of the SW 1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, State of Oregon, that lies between the old Dalles-California Highway right of way and a line called the Meander line on the West; and that portion of the N 1/2 N 1/2 SE 1/4 SW 1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian that lies Westerly of the old Dalles-California Highway.

EXCEPTING THEREFROM the portion that lies Northerly of a line that is 625 feet North of and parallel to the South boundary of the N 1/2 N 1/2 S 1/2 SW 1/4 of said Section 31, lying Westerly of the old The Dalles-California Highway.

Map Tax Lot No: R-3407-031C0-00400-000;


To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

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

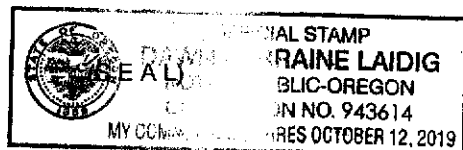
OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY 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 May, 2018.


Michael McGowan

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named Michael McGowan, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me, 
Notary Public for Oregon
My Commissioner Expires: 10/12/19