



THIS SPACE RESERVED FOR

**2018-008001**

**Klamath County, Oregon**

**07/03/2018 01:39:04 PM**

**Fee: \$87.00**

After recording return to:

Charles Catterall and Connie Catterall

4423 Winter Ave

Klamath Falls, OR 97603

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

Charles Catterall and Connie Catterall

4423 Winter Ave

Klamath Falls, OR 97603

File No. 235694AM

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### STATUTORY WARRANTY DEED

**Jim McCoubrey and Bari McCoubrey, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Charles Catterall and Connie Catterall, 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:

**A tract of land described as follows:**

**Beginning at a point which lies North 1°12' West a distance of 331.4 feet along the section line, and North 88°57' East a distance of 814.5 feet from the iron axel which marks the ¼ section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence continuing North 88°57' East a distance of 67.5 feet to a point; thence North 1°12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S1/2 SW1/4 NW1/4 of Section 11; thence South 88°58' West along the North line of the S1/2 SW1/4 NW1/4 of Section 11 a distance of 67.5 feet to an iron pin; thence South 1°12' East a distance of 331.4 feet, more or less to the point of beginning, being in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.**

**EXCEPTING THEREFROM that portion lying within Winter Avenue.**

The true and actual consideration for this conveyance is \$185,000.00.

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:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

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 25 day of June, 2018.

Jim McCoubrey  
Jim McCoubrey

Bari McCoubrey  
Bari McCoubrey

State of Oregon } ss  
County of Klamath }

On this 25 day of June, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Jim McCoubrey and Bari McCoubrey, 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.

Melissa R Bland  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 15, 2022

