



THIS SPACE RESERVED FOR

2018-009553
Klamath County, Oregon
08/13/2018 10:33:01 AM
Fee: \$87.00

After recording return to:
Lauren Horn and Robert Horn
1127 McClellan Drive
Klamath Falls, OR 97603

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

Lauren Horn and Robert Horn
1127 McClellan Drive
Klamath Falls, OR 97603
File No. 249442AM

STATUTORY WARRANTY DEED

Penny S. McPherson,

Grantor(s), hereby convey and warrant to

Lauren Horn and Robert Horn, 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 parcel of land situated in the NE1/4 of SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a one-half inch iron pin on the Easterly line of McClellan Drive, said point being South 0° 16' East a distance of 353.43 feet from the Northeast corner of "First Addition to Moyina" subdivision according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, thence South 0° 16' East along the Easterly line of McClellan Drive a distance of 100 feet to a one-half inch iron pin; thence North 89° 44' East 120 feet to a one-half inch iron pin; thence North 0° 16' West a distance of 100 feet to a one-half inch iron pin; thence South 89° 44' West a distance of 120 feet to the point of beginning.

The bearings of the above-described parcel of land are based on the plat of "First Addition to Moyina".

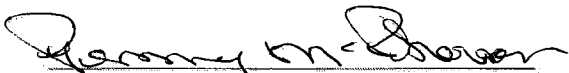
The true and actual consideration for this conveyance is \$200,000.00.

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:

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

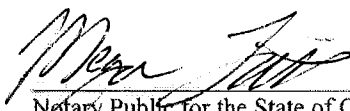
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8-8-18 day of _____.


Penny S. McPherson

State of Oregon } ss
County of Deschutes }

On this 8 day of August, 2018, before me, Megan Figgins, a Notary Public in and for said state, personally appeared **Penny S. McPherson**, 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: Deschutes County
Commission Expires: 11/15/2021

