



THIS SPACE RESERVED FOR

**2018-011204**

**Klamath County, Oregon**

**09/14/2018 02:35:00 PM**

**Fee: \$87.00**

After recording return to:

Woodrow J. Mclin and Nicole L. Mclin and David R.

Mclin and Debbie A. Mclin

3150 Burgdorf Road

Bonanza, OR 97623

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

Woodrow J. Mclin and Nicole L. Mclin and David R.

Mclin and Debbie A. Mclin

3150 Burgdorf Road

Bonanza, OR 97623

File No. 250056AM

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### STATUTORY WARRANTY DEED

**John F. Detroit and Virginia L. Detroit,**

Grantor(s), hereby convey and warrant to

**Woodrow J. Mclin and Nicole L. Mclin, as Tenants by the Entirety and David R. Mclin and Debbie A. Mclin, as Tenants by the Entirety, together with rights of survivorship,**

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:

**That portion of Government Lot 4 (SW1/4 SW1/4) of Section 7, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon lying Southerly of the strip of land 60 feet wide being 30 feet on each side of the following described center line beginning at a point on the West section line of Section 7, Township 39 South, Range 11 East of the Willamette Meridian that is 882.2 feet more or less, Northerly along said Section line from the Southwest corner of said Section 7 and runs South 80°43' East 525.1 feet, more or less, to a point; thence South 55°32' East 524.3 feet, more or less, to a point; thence South 30°21' East 576.3 feet, more or less, to a point on the South line of said Section 7, which point is Easterly 1241.7 feet, more or less, from the Southwest corner of Section 7, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$324,000.00.

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 11th day of September 2018.

John F. Detroit  
John F. Detroit  
Virginia L. Detroit  
Virginia L. Detroit

State of ARIZONA } ss  
County of PIMA }

On this 11th day of September, 2018, before me, RENE A CELAYA a Notary Public in and for said state, personally appeared John F. Detroit and Virginia L. Detroit, 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.

Rene A Celaya  
Notary Public for the State of ARIZONA  
Residing at: 151 W CALE CASTONAS, SALVADORA, AZ 85629  
Commission Expires: AUG 24, 2021

