

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2019-004572

Klamath County, Oregon



00239588201900045720020024

04/30/2019 01:32:12 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Magyar Property Management
LLC, 1038 Main St.
Klamath Falls OR 97601

Grantor's Name and Address

Austin Fohnagy
1505 Sargent Ave
Klamath Falls OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Austin Fohnagy
PO Box 1238 Klamath Falls OR
97601

Until requested otherwise, send all tax statements to (Name and Address):

Austin Fohnagy
PO Box 1238 Klamath Falls OR
97601

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Magyar Property Management

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

Austin Fohnagy

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in

Klamath

County, State of Oregon, described as follows (legal description of property):

Exhibit B

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 128,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 4-30-19; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 4-30-2019

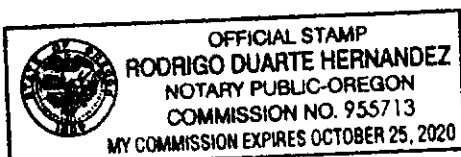
by Austin Alexander Fohnagy

This instrument was acknowledged before me on 4-30-2019

by

as

of



Notary Public for Oregon

My commission expires October 25, 2020



2017-000989

Klamath County, Oregon

01/31/2017 10:42:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Austin Fohnagy

1202 Division Street

Klamath Falls, OR 97601

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

Austin Fohnagy

1202 Division Street

Klamath Falls, OR 97601

File No. 145171AM

STATUTORY WARRANTY DEED

Wayne L. Gallagher and Marci L. Gallagher, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Austin Fohnagy,

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 1 in Block 214, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$69,000.00.

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: