

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2019-007147

Klamath County, Oregon



00242712201900071470040049

Fee: \$97.00

SPACE RESERVED  
FOR  
RECORDER'S USE

06/25/2019 10:31:12 AM

190. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

MICHAEL + LORIE McQUEEN  
6308 E Cactus Wren Rd  
Paradise Valley, AZ 85253  
LINDSAY COURTNEY  
8066 MATNEY WAY  
KLAMATH FALLS, OR 97603

After recording, return to (Name, Address, Zip):

LINDSAY COURTNEY  
8066 Matney Way  
Klamath Falls, OR 97603

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

LINDSAY COURTNEY  
8066 Matney Way  
Klamath Falls, OR 97603

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MICHAEL + LORIE McQUEEN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LINDSAY COURTNEY

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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, to-wit:

8066 Matney Way  
Klamath Falls, OR  
97603

See exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 187,777. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on MAY 31, 2019; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Maricopa ss.

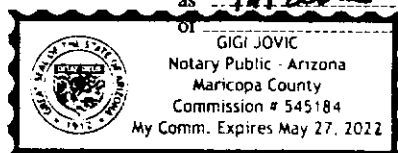
This instrument was acknowledged before me on May 31, 2019

by Michael McQueen

This instrument was acknowledged before me on May 31, 2019

by Lorie McQueen

as Attorney in Fact



Notary Public for Oregon  
My commission expires May 27, 2022

Returned at Counter

**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Arizona  
County of Maricopa } ss.

On this the 31 day of May, 2019, before me,  
Day Month Year

Gigi Jovic, the undersigned Notary Public,  
Name of Notary Public

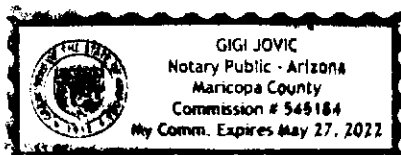
personally appeared Lindsay Courtney  
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ Approved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed  
to the within instrument, and acknowledged to me  
that he/she/they executed the same for the purposes  
therein stated.

WITNESS my hand and official seal.



Gigi Jovic  
Signature of Notary Public

Gigi Jovic

Exp. Date - May 27, 2022  
Any Other Required Information

(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

**OPTIONAL**

*This section is required for notarizations performed in Arizona but is optional in other states.  
Completing this information can deter alteration of the document or fraudulent reattachment  
of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Promissory Note

Document Date: 05-31-2019 Number of Pages: 1

Signer(s) Other Than Named Above: None

PROMISSORY NOTE

Dated 5/31/2019

I, Lindsay Courtney, owe Mike and Lorie McQueen \$187,777 for the property at 8066 Matney Way, Klamath Fall, OR 97603

A handwritten signature in black ink, appearing to read "L. Courtney", written in a cursive style.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): R738483/ R- 4010-01900-00400**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in the E1/2 of the NW1/4 of Section 19, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at a point on the West Boundary of the E1/2 of the NW1/4 of said Section 19 and on the South right of way line of Matney Road; thence Easterly along said South right of way line, 445.00 feet to the true point of beginning of this description; thence Southerly parallel with said West boundary of the E1/2 of the NW1/4 590.00 feet; thence Easterly parallel with the South right of way line of said Matney Road, 340.00 feet; thence Northerly parallel with said West boundary of the E1/2 of the NW1/4, 340.00 feet; thence Easterly parallel with the South right of way line of said Matney Road, 215.00 feet, more or less to a point on the West right of way line of the Klamath Irrigation District "C" Canal; thence North and Northwesterly along said West right of way line, 250.00 feet to a point on the South right of way line of said Matney Road; thence Westerly along said South right of way line, 555.00 feet to the true point of beginning of this description.