



THIS SPACE RESERVED FOR

2019-008565

Klamath County, Oregon

07/30/2019 09:15:01 AM

Fee: \$87.00

After recording return to:

Dahlia McGowan

PO Box 293

Sprague River, OR 97639

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

Dahlia McGowan

PO Box 293

Sprague River, OR 97639

File No. 309941AM

STATUTORY WARRANTY DEED

Daniel L. Forest, Trustee of the Daniel Lamont Forest Living Trust,

Grantor(s), hereby convey and warrant to

Dahlia McGowan,

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 situated in Government Lot 14 in the NW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point which lies South along the section line a distance of 1980 feet, thence East a distance of 1433 feet from the iron pin which marks the Northwest corner of said section, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less, to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3610-014BD-08200/ Tax Account 334515

The true and actual consideration for this conveyance is \$40,000.00.

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:

2019-2020 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 26 day of July, 2019.

The Daniel Lamont Forest Living Trust

By: Daniel L. Forest Trustee
Daniel L. Forest, Trustee

State of Washington } ss.
County of San Juan }

On this 26th day of July, 2019, before me, Tammy C. Hedge a Notary Public in and for said state, personally appeared Daniel L. Forest known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Daniel Lamont Forest Living Trust, and acknowledged to me that ~~he~~/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tammy C. Hedge
Notary Public for the State of Washington »
Residing at: Orcas Island, WA
Commission Expires: August 5, 2023

