

2019-008712

Klamath County, Oregon

08/01/2019 02:45:01 PM

Fee: \$92.00



Evergreen
Land Title Company

Return To:
Evergreen/AmeriTitle
3066 11th Av

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

Evergreen Land Title Company
260 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:

MICHAEL S. MCLAUGHLIN
5951 KALMIA LN, SPRINGFIELD, OR 97478

GRANTOR:

DIANE L. SHEPHERD and DAVID H. CRAIG
124676 Muttonchop Court, Crescent Lake, OR 97733

GRANTEE:

MICHAEL S. MCLAUGHLIN and SANDRA L.
MCLAUGHLIN
124676 Muttonchop Court, Crescent Lake, OR 97733

ORDER NO. 19-18079
TAX ACCOUNT NO. R163021/M873286
MAP NO. R-2607-001A0-02800-000

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

DIANE L. SHEPHERD WHO ACQUIRED TITLE AS DIANE L. CRAIG and DAVID H. CRAIG, as tenants by the entirety, Grantor, conveys and warrants to MICHAEL S. MCLAUGHLIN and SANDRA L. MCLAUGHLIN, as tenants by the entirety, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

Lot 9 in Block 8, TRACT 1042 - TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.
The 2019-2020 Taxes: A lien not yet due or 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.

The true and actual consideration for this conveyance is \$80,000.00. (Here, comply with the requirements of ORS 93.030.)

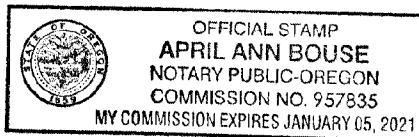
Dated this July 30, 2019

Diane L. Shepherd
DIANE L. SHEPHERD

DAVID H. CRAIG

State of Oregon
County of Lane

The foregoing instrument was acknowledged before me this 30 day of July, 2019, by
DIANE L. SHEPHERD and DAVID H. CRAIG.



April Ann Bouse

Notary Public in and for the State of Oregon
My commission expires: 1-5-2021

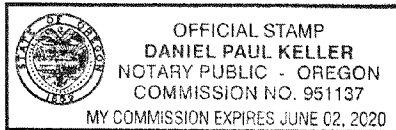
DIANE L. SHEPHERD

David H. Craig

DAVID H. CRAIG

State of Oregon
County of Lane

The foregoing instrument was acknowledged before me this 30th day of July, 2017, by
DIANE L. SHEPHERD and DAVID H. CRAIG.



Daniel P. Keller

Notary Public in and for the State of Oregon
My commission expires: 06-02-2020