



THIS SPACE RESERVED FOR

2019-010595

Klamath County, Oregon

09/12/2019 11:41:05 AM

Fee: \$87.00

After recording return to:

Joshua J. McPherson and Marlena McPherson

P.O Box 63

Midland, OR 97634

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

Joshua J. McPherson and Marlena McPherson

P.O Box 63

Midland, OR 97634

File No. 311304AM

STATUTORY WARRANTY DEED

Sara S. Teague,

Grantor(s), hereby convey and warrant to

Joshua J. McPherson and Marlena McPherson, as Tenants by the Entirety,

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:

The SE1/4 of the SW1/4 of Section 32 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT for E-5-5 Lateral 30 feet wide as conveyed to United States of America by deed recorded July 12, 1912 in Volume 37 of Deeds, at page 439, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM No. 20 Drain of Klamath Project conveyed to United States of America by deed recorded February 2, 1932 in Volume 97, page 9, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion lying within Midland Road.

The true and actual consideration for this conveyance is \$390,000.00.

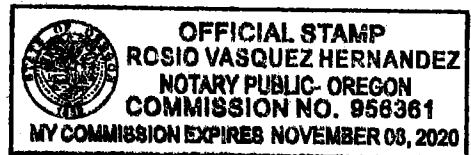
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 11 day of Sept, 2019.

Sara S. Teague
Sara S. Teague



State of Oregon } ss
County of Klamath }

Rosio V. Hernandez

On this 11 day of September, 2019, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Sara S. Teague, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021 NEW 06, 2020