



THIS SPACE RESERVED FOR

2019-011828
Klamath County, Oregon
10/10/2019 09:45:01 AM
Fee: \$87.00

After recording return to:
Kevin Reese McAlvain
19087 N Poe Valley Road
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Kevin Reese McAlvain
19087 N Poe Valley Road
Klamath Falls, OR 97603
File No. 322265AM

STATUTORY WARRANTY DEED

Lynn M. Dwyer ,
Grantor(s), hereby convey and warrant to

Kevin Reese McAlvain,

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:

PARCEL 1:

Beginning at the North quarter corner of Section 20, Township 39 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 05' 36" West along the North line of said Section 20, 1,338.59 feet to the West 1/16th corner on the North line of said Section; thence south 00° 48' 38" East, 100 feet; thence North 89° 05' 36" East, 398.59 feet to the true point of beginning; thence continuing North 89° 05' 36" East, 360.56 feet; thence South 1,063.53 feet; thence South 29° 38' 20" West, 400 feet to the Northerly line of the County Road; thence along said road North 60° 21' 40" West, 85 feet to the beginning of a curve to the right; thence along said curve with a radius of 380.96 feet through a central angle of 33° 18' 50" for a distance of 221.50 feet; thence North 27° 02' 50" West, 170 feet; thence North 62° 57' 10" East, 156.50 feet; thence North 982.99 feet to the true point of beginning.

ALSO described as Lot 3 of Parcel 2 of Survey No. 1447 recorded February 19, 1970 in Volume M70, page 1342, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the NE1/4 NW1/4 of Section 20, Township 39 South, Range 11 ½ East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 20, North 89° 05' 36" East 400.00 feet from the West 1/16 corner common to Section 17 and said Section 20; thence along the North line of said Section 20, North 89° 05' 36" East 360.56 feet; thence South 100.01 feet; thence South 89° 05' 36" West 360.56 feet; thence North 100.01 feet to the point of beginning, with bearings based on recorded survey 1447, recorded February 19, 1970 in Volume M70, page 1342.

The true and actual consideration for this conveyance is \$185,000.00.
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

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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 9th day of October, 2019.

Lynn M. Dwyer
Lynn M. Dwyer

State of Oregon } ss
County of Klamath }

On this 9th day of October, 2019, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Lynn M. Dwyer, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 11-19-2022

