



THIS SPACE RESERVED FOR

2019-012261

Klamath County, Oregon

10/21/2019 08:27:24 AM

Fee: \$87.00

After recording return to:

David A McDaniel and Jacqueline R McDaniel

2433 Benson Ln

Eugene, OR 97408

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

David A McDaniel and Jacqueline R McDaniel

2433 Benson Ln

Eugene, OR 97408

File No. 325225AM

### STATUTORY WARRANTY DEED

**Patrick D. Dugan and Margaret M. Dugan, as Tenants by the Entirety**

Grantor(s), hereby convey and warrant to

**David A McDaniel and Jacqueline R McDaniel, 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 West 1/2 of the SE1/4 of the NE1/4 of the SW1/4 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, less that portion along North line within the right of way of the U.S. Forest Service Bear Flat Road No. 283.**

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

2808-01600-04200


The true and actual consideration for this conveyance is \$35,000.00.

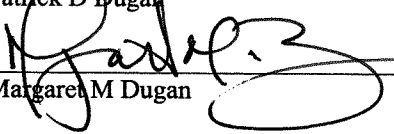
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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 17<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_  
Patrick D Dugan

  
\_\_\_\_\_  
Margaret M Dugan

State of California } ss  
County of Orange }

On this 17 day of October, 2019, before me, Nora Ramos a Notary Public in and for said state, personally appeared Patrick D Dugan and Margaret M Dugan, 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.

Nora Ramos  
\_\_\_\_\_  
Notary Public for the State of California  
Residing at: Seal Beach, CA  
Commission Expires: June 19, 2022

