

2020-001638

Klamath County, Oregon



00254298202000016380020023

02/10/2020 01:26:14 PM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

PATRICIA MCMAHAN
4419 Clinton Avenue
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS

KENNETH B. MCMAHAN
4419 Clinton Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO

KENNETH G. MCMAHAN
4419 Clinton Avenue
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:
GRANTEE

Returned at Counter

WARRANTY DEED - STATUTORY FORM

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being to correct a scrivener's error in that certain GENERAL JUDGMENT OF DISSOLUTION OF MARRIAGE entered in Klamath County Circuit Court Case 16DR24960.

KENNETH B. MCMAHAN and PATRICIA MCMAHAN, Grantors, hereby convey and warrant to **KENNETH B. MCMAHAN** Grantee, all of that certain real property located in Klamath County, State of Oregon legally described as follows, to wit:

Lot 3 Block 3, FIRST ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

KEY #553500 Map #3909-011CB-03300

SUBJECT TO: those items of record as of the date of this conveyance.

"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 434, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009."

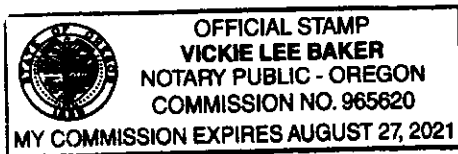
Dated this 16th day of February, 2020.

Kenneth B. McMahon
KENNETH B. MCMAHAN

Patricia McMahon
PATRICIA MCMAHAN

STATE OF OREGON, County of Klamath) ss.

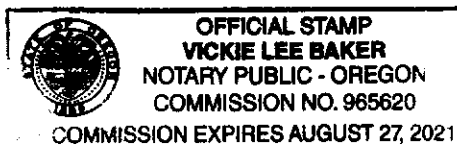
This instrument was acknowledged before me on February 10, 2020 by **KENNETH B. MCMAHAN aka KENNETH BOYD MCMAHAN.**



Vickie Lee Baker
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-27-21

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 10, 2020 by **PATRICIA MCMAHAN aka PATRICIA HELEN MCMAHAN.**



Vickie L Baker
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-27-21