



THIS SPACE RESERVED FOR

2020-006728

Klamath County, Oregon

06/02/2020 12:03:20 PM

Fee: \$87.00

After recording return to:

Marlan McAuliffe and Jessica McAuliffe

9452 Matney Way

Klamath Falls, OR 97603

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

Marlan McAuliffe and Jessica McAuliffe

9452 Matney Way

Klamath Falls, OR 97603

File No. 364887AM

### STATUTORY WARRANTY DEED

**Glenn M. Howard and Christine Howard, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Marlan McAuliffe and Jessica McAuliffe, 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:

**A parcel of land situated in the Northwest one-quarter of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8" iron pin marking the Northwest corner of said Section 20; thence North 89° 45' 24" East, along the North line of said Section 20, 2180.17 feet; thence South 00° 14' 35" East, 500.00 feet; thence South 89° 45' 24" West parallel to the North line of said Section 20, 1930.22 feet to a point on the Northeasterly right of way of Oregon State Highway 39; thence North 33° 46' 40" West, along the Northeasterly right of way line of said Oregon State Highway 39, 452.68 feet to a point on the West line of said Section 20; thence North 00° 10' 54" West along the West line of said Section 20, 122.67 feet to the point of beginning.**

**EXCEPTING THEREFROM any portion lying within the Zuckerman Road right of way.**

**ALSO EXCEPTING THEREFROM any portion lying within the State Highway #39.**

**AND ALSO EXCEPTING THEREFROM that portion lying within the USBR C-9 Lateral right of way.**

The true and actual consideration for this conveyance is \$312,000.00.

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:

07.

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 1 day of June 2020.

Glenn M. Howard  
Glenn M. Howard

Christine Howard  
Christine Howard

State of Oregon } ss  
County of Klamath }

On this 1 day of June, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Glenn M. Howard and Christine Howard, 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.

Heather Sciorba

Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

