



2020-007448

Klamath County, Oregon

06/18/2020 02:00:28 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Tobin McGuffin

20515 Drazil Rd.

Malin, OR 97632

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

Tobin McGuffin

20515 Drazil Rd.

Malin, OR 97632

File No. 372942AM

STATUTORY WARRANTY DEED

Mary M. McColloch,

Grantor(s), hereby convey and warrant to

Tobin McGuffin,

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 691.52 feet of the NW1/4 SE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, LESS AND EXCEPTING a 1 acre parcel in the Northwest corner of said tract described as follows: That portion of NW1/4 SE1/4 commencing at the common corner of the following quarter sections of Section 4, namely, the common corner of SE1/4, SW1/4, NW1/4, NE1/4 and thence East 30 feet along the Northerly boundary of said NW1/4 SE1/4 to a point; thence South 30 feet to the Southerly boundary of Transformer Road to a point which point is the true point of beginning; thence East 208 feet along the Southerly boundary of Transformer Road to a point; thence South 208 feet to a point; thence West 208 feet to a point, thence North 208 feet to the true point of beginning. SAVING AND EXCEPTING THEREFROM any portion lying within the County Roads.

The true and actual consideration for this conveyance is \$182,000.00.

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 day of June, 2020

Mary M. McColloch
Mary M. McColloch

State of Oregon } ss
County of Clatsop }

On this 17 day of June, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Mary M. McColloch, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: 3/15/22

