

**2020-007531****Klamath County, Oregon**

06/19/2020 01:21:10 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael Lee Weaver2212 Lakeshore Dr.Klamath Falls, OR 97601

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

Michael Lee Weaver2212 Lakeshore Dr.Klamath Falls, OR 97601File No. 374455AM

STATUTORY WARRANTY DEED**Lewis G. Quinn and Gayle A. Quinn, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Michael Lee Weaver,

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:

Lots 3 and 18 of Marina Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO Beginning at a point on the Northeasterly right of way line of Secondary Highway No. 421, which lies South 89°57' East along the section line common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian, a distance of 83.98 feet, and North 44°21' West along the Northeasterly right of way line of Secondary Highway 421, a distance of 80.8 feet from the most Southeasterly corner of Lot 37 of LAKEWOOD HEIGHTS, and running thence; continuing along the Northeasterly right of way line of Secondary Highway No. 421 on the arc of a 4°52'40" curve to the left a distance of 131.0 feet; thence on the arc of a 4°52'40" curve to the left (the long chord of this curve bears North 49°30' West a distance of 211.1 feet) a distance of 60 feet to the true point of beginning of the tract herein described; thence from the said true point of beginning, continuing in a Northwesterly direction along the Northerly line of Secondary Highway No. 421 to the point of intersection of said highway with the Easterly line of Lot 18, Marina Park; thence along the Easterly line of said Lot Northeasterly to the water line of Upper Klamath Lake; thence along the shoreline of said Lake Southeasterly to a point which is North 38°40' East from the point of beginning and which point is the Northwesterly corner of that tract described in Volume 269 at Page 176, Deed records of Klamath County, Oregon; thence South 38°40' West to the point of beginning, in the County of Klamath, State of Oregon.

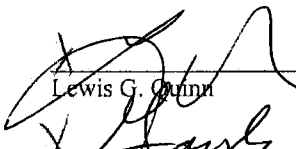
The true and actual consideration for this conveyance is \$40,000.00.

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:

82

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.




Lewis G. Quinn



Gayle A. Quinn

State of Alaska, ss
County of Anchorage

On this 17 day of June, 2020, before me, Michael Claiborne a Notary Public in and for said state, personally appeared Lewis G. Quinn and Gayle A. Quinn, 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.



Notary Public for the State of Alaska
Residing at: Anchorage Alaska
Commission Expires: 1/1/22

