



THIS SPACE RESERVED FOR

2020-007871

Klamath County, Oregon

06/29/2020 09:44:02 AM

Fee: \$92.00

After recording return to:

Abigail McClary and Liam McClary

1715 Lakeshore Dr.

Klamath Falls, OR 97601

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

Abigail McClary and Liam McClary

1715 Lakeshore Dr.

Klamath Falls, OR 97601

File No. 377947AM

STATUTORY WARRANTY DEED

Patricia Welling and Christopher Hagen,

Grantor(s), hereby convey and warrant to

Abigail McClary and Liam McClary, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$189,900.00.

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 26 day of June, 2020.

Patricia Welling
Patricia Welling

Christopher Hagen
Christopher Hagen

State of Oregon } ss
County of Klamath }

On this 26 day of June, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Patricia Welling and Christopher Hagen, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

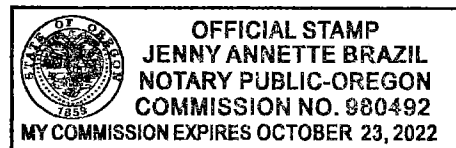


EXHIBIT 'A'

PARCEL 1:

Beginning at the Southwesterly corner of Lot 56, LAKESHORE GARDENS, in the County of Klamath, State of Oregon, thence Northerly along the Westerly boundary of said Lot 56, 108.1 feet to the Northwesterly corner of said Lot 56, thence Easterly along the Northerly boundary of said Lot 56, which is also the North boundary of the SW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, a distance of 106 feet; thence Southwesterly in a straight line to the point of beginning, being a part of Lot 56, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon recorded on page 7 of Book 7 of Plat of Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the North line of the SW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, which is 68 feet West along the said North line of said SW 1/4 NW 1/4 from its intersection with the Southerly boundary of Rock Creek Road; (now known as Lakeshore Drive); thence West 82 feet along the said North line of said SW 1/4 NW 1/4; thence Northeasterly on a straight line to a point on the Southerly boundary of the Rock Creek Road which is 150 feet Northwesterly along the Southerly boundary of the Rock Creek Road from its intersection with the Northerly line of said SW 1/4 NW 1/4 of Section 25; thence Southeasterly along the Southerly boundary of the Rock Creek Road a distance of 75 feet; thence Southwesterly in a straight line to the point of beginning.

Also, beginning at a point on the Northerly boundary of the Rock Creek Road which is 150 feet Northwesterly along the said Northerly boundary of the Rock Creek Road from its intersection with the North line of the SW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian; thence due North 20 feet, more or less, to the water line of Upper Klamath Lake; thence Southeasterly along the said water line of Upper Klamath Lake, a distance of 75 feet; thence due South 20 feet, more or less to the Northerly boundary of the Rock Creek Road; thence Northwesterly along the Northerly boundary of the Rock Creek Road 75 feet, to the point of beginning, both parcels being located in Lot 1, Section 25, Township 38 South, Range 8 East of the Willamette Meridian.