

2020-010673

Klamath County, Oregon

Returned at Counter



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AFTER RECORDING, RETURN TO:

08/25/2020 03:20:05 PM

Fee: \$87.00

**Christopher H. O'Leary 3585 Parkview Ct. Chiloquin, Oregon 97624**

SEND TAX STATEMENTS TO:

**Christopher H. O'Leary 3585 Parkview Ct. Chiloquin, Oregon 97624**

# STATUTORY WARRANTY DEED

(ORS 93.850)

**James M. & Veronica L. Mullings**, with an address of **8278 Hwy 238 Jacksonville Oregon 97530** ("Grantor"), conveys and warrants to **Christopher H. O'Leary**, whose address is **3585 Parkview Ct. Chiloquin, Oregon 97624**, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in **Klamath County, Oregon**, described more particularly in Exhibit A, attached hereto.

SUBJECT TO: the encumbrances described in Exhibit B, attached hereto.

The true consideration for this conveyance is \$ 7,204.14.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

DATED this 25th day of August, 2020.

Grantor

By: James M. Mullings  
James M. Mullings

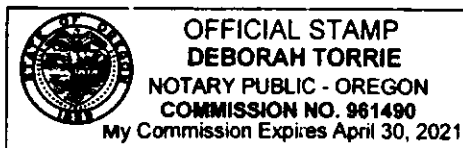
By: Veronica L. Mullings  
Veronica L. Mullings

STATE OF OREGON

COUNTY OF Klamath } ss.

The foregoing instrument was acknowledged before me on this 25<sup>th</sup> day of August, 2020, by **[NAME OF GRANTOR HERE]**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

D.K. Grantor's Names Are James M. Mullings And Veronica L. Mullings.



Deborah Torrie

Printed Name: Deborah Torrie

Notary Public in and for the State of Oregon

Exhibit A – Legal Description

Lot #2, Block 2, Tract 1053 Oregon Shores according to the official plan thereof on file in the office of the county clerk of Klamath County, Oregon APN# 3507-006BD-01400-000 Prop. ID 226963

Lot #3, Block 2, Tract 1053 Oregon Shores according to the official plan thereof on file in the office of the county clerk of Klamath County, Oregon APN# 3507-006BD-01500-000 Prop. ID 226954

Exhibit B - Encumbrances

No encumbrances