



After recording return to:
Robert McLain and Shoni McLain
885 Chapman St
Gilchrist, OR 97737

Until a change is requested all tax
statements shall be sent to the
following address:
Robert McLain and Shoni McLain
885 Chapman St
Gilchrist, OR 97737

File No.: 7064-3515485 (tb)
Date: July 09, 2020
388836AM

THIS SPACE RESERVED FOR REC

2020-011054

Klamath County, Oregon

09/01/2020 01:29:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Steven C. Richards and Sandra K. Richards as tenants by the entirety, Grantor, conveys and warrants to **Robert McLain and Shoni McLain, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 2 of Land Partition 51-05, a replat of Lot 7, Block 2, CHAPMAN'S TRACTS Subdivision, situated in the NW1/4 SE1/4 of Section 25, Township 23 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2020-2021** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$625,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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 4th day of August, 2020.

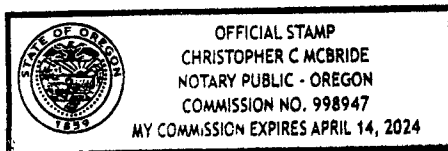
Steven C. Richards
Steven C. Richards

Sandra K. Richards
Sandra K. Richards

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 4th day of August, 2020
by **Steven C. Richards and Sandra K. Richards.**

U. N.



Notary Public for Oregon
My commission expires: 04/14/2024