



2020-011823

Klamath County, Oregon

09/17/2020 01:34:05 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Thomas Paul McClain and Karen Lynn McClain

12040 Sutter Ave.

Yucaipa, CA 92399

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

Thomas Paul McClain and Karen Lynn McClain

12040 Sutter Ave.

Yucaipa, CA 92399

File No. 402778AM

STATUTORY WARRANTY DEED

Robert E. Hughes and Mary L. Hughes, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Thomas Paul McClain and Karen Lynn McClain, 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:

That portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 720 feet East and 990 feet North of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, which pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and is also 30 feet North of the center of said Highway; thence East 270 feet; thence North 132 feet; thence West 270 feet; thence South 132 feet to the point of beginning.

The true and actual consideration for this conveyance is \$160,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 15 day of September, 2020

Robert E. Hughes
Robert E. Hughes

Mary L. Hughes
Mary L. Hughes

State of WA } ss
County of Spokane }

On this 15 day of September, 2020, before me, Steven J. Hipke a Notary Public in and for said state, personally appeared Robert E. Hughes and Mary L. Hughes, 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.

Steven J. Hipke
Notary Public for the State of WA
Residing at: E/K
Commission Expires: 6/13/2024

