



2020-012674

Klamath County, Oregon

10/02/2020 02:46:19 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Mark A. Warner and Kimberly A. Warner

415 W Front Street

Merrill, OR 97633

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

Mark A. Warner and Kimberly A. Warner

415 W Front Street

Merrill, OR 97633

File No. 391550AM

STATUTORY WARRANTY DEED

Ryan Gallagher and Samantha Gallagher, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Mark A. Warner and Kimberly A. Warner, 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:

Tract 49 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, save and excepting the following described property,

A portion of Tract 49 of MERRILL TRACTS, described as follows:

Commencing at the Northwest corner of said Tract 49 (which point is also on the Southerly line of Front Street); extending thence South along the West line of said Tract 49 a distance of 330 feet to Southwest corner of said Tract 49, thence East along the South line of said Tract 264 feet to the Southeast corner of said Tract 49; thence North along the East line of said Tract distance of 170 feet; thence West at a right angle a distance of 140 feet; thence North at a right angle a distance of 160 feet, more or less, to the North line of said Tract 49; thence West along the North line of said Tract 49 (also the South line of Front Street) a distance of 124 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$240,000.00.

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 24th day of Sept., 2020.

Ryan Gallagher
Ryan Gallagher

Samantha Gallagher
Samantha Gallagher

State of OR } ss
County of Klamath }

On this 24th day of Sept, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Ryan Gallagher and Samantha Gallagher, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8-30-21

