



2020-013490

Klamath County, Oregon

10/20/2020 11:51:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Michael G. McCourt and Heidi L. Perry

P O Box 1384

Chiloquin, OR 97624

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

Michael G. McCourt and Heidi L. Perry

P O Box 1384

Chiloquin, OR 97624

File No. 398432AM

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### STATUTORY WARRANTY DEED

**Ronald K. Collins and Carrie A. Collins, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Michael G. McCourt and Heidi L. Perry, 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 \$397,500.00.

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 2 day of October, 2020

Ronald K. Collins  
Ronald K. Collins

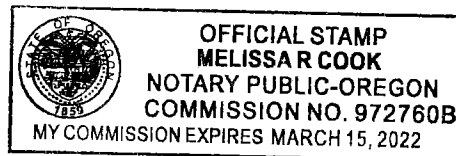
Carrie A. Collins  
Carrie A. Collins

State of Oregon } ss  
County of Klamath }

On this 2 day of October, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Ronald K. Collins and Carrie A. Collins, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22



## EXHIBIT "A"

### PARCEL 1:

A tract of land situated in the NE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly right of way line of the Williamson River Road, from which the Northeast corner of said Section 21 bears North 55 degrees 42' 25" East 735.41 feet; thence Southerly along the Westerly right of way line of Green Forest Drive as follows:

South 32° 07' 55" East 83.40 feet to a 5/8 inch iron pin, Southerly on the arc of a curve to the right (central angle = 32° 07' 55", radius = 170.00 feet) 95.34 feet to a 5/8 inch iron pin, South 1091.90 feet to a 5/8 inch iron pin, Southerly on the arc of a curve to the left (central angle = 07° 28' 24" radius = 230.00 feet) 30.00 feet to a 1/2 inch iron pin; thence leaving said right of way line South 49° 42' 03" West 467.84 feet to a 1/2 inch iron pin; thence continuing South 49° 42' 03" West 30 feet, more or less to the low water line of Sprague River; thence Northwesterly along said water line 200 feet, more or less, to the Southeast corner of that tract of land described in Deed Volume M69, page 2047, Microfilm Records of Klamath County, Oregon; thence North 01° 17' 08" West (North 01° 01' West by record) along the West line of said tract 30 feet, more or less, to a 3/4 inch iron pipe; thence continuing 1158.49 feet to the Southeasterly right of way line of said Williamson River Road; thence North 57° 52' 05" East 435.47 feet to the point of beginning, with bearings based on Tract 1029 - Sprague River Pines, a duly recorded subdivision.

### PARCEL 2

The East 165 feet of the following described property:

A piece or parcel of land situate in the E1/2 of the NE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

That portion of the E1/2 of the NE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying South of the County Road known as Williamson Road, North of the Sprague River, and West of the following described line:

Beginning at an iron pipe in the existing Southerly right of way fence of the Williamson Road from which the Section corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, bears North 58° 27 1/2' East 1162.0 feet distance; thence South 00° 01' East 1174.9 feet to an iron pipe reference monument; thence South 00° 01' East 31 feet, more or less to the Northerly low water line of Sprague River.