



2020-014479

Klamath County, Oregon

11/06/2020 01:05:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Crystal McMahon

38012 Modoc Point

Chiloquin, OR 97624

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

Crystal McMahon

38012 Modoc Point

Chiloquin, OR 97624

File No. 402646AM

STATUTORY WARRANTY DEED

Mona Staehr,

Grantor(s), hereby convey and warrant to

Crystal McMahon,

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:

The N1/2 NW1/4 NE1/4 of Section 33, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcel:

Beginning at an iron pin located on the Southwest corner of Lot 4, Block 13, Tract No. 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, a recorded plat in Klamath County, Oregon; thence North 89° 44' 23" West along the North line of Packsaddle Circle as dedicated in said subdivision 660.0 feet, more or less, to its intersection with the West line of the NE1/4 of NW1/4 of NE14; thence North along the said West line 660.0 feet, more or less, to the North line of Section 33, said Township and Range; thence South 89° 42' 08" East, along the said North line, 660.0 feet, more or less, to an iron pin located on the corner of said subdivision; thence South 01° 19' 29" West, along said subdivision line 664.88 feet to the point of beginning.

The true and actual consideration for this conveyance is \$25,000.00.

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:

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 3 day of November, 2020

Mona Staehr

Mona Staehr

State of Oregon } ss
County of Josephine }

On this 3rd day of November, 2020, before me, Cindy A Hodges a Notary Public in and for said state, personally appeared Mona Staehr, 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.

Cindy Adell Hodges

Notary Public for the State of Oregon

Residing at: Josephine County

Commission Expires:

