

**2020-017007****Klamath County, Oregon**

12/30/2020 10:11:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Daniel Minchk14410 Falvey RoadMerrill, OR 97633

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

Daniel Minchk14410 Falvey RoadMerrill, OR 97633File No. 417089AM

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**STATUTORY WARRANTY DEED****Cheryl M. McAuliffe,**

Grantor(s), hereby convey and warrant to

**Daniel Minchk,**

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:

**A portion of Lot 48, MERRILL TRACTS, in the County of Klamath, State of Oregon, described as follows:**

**A parcel of land situated in the NE1/4 NW1/4 Section 11, Township 41 South, Range 10 East of the  
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the quarter corner common to Sections 2 and 11, Township 41 South, Range 10 East of the  
Willamette Meridian, Klamath County, Oregon; thence Westerly 700 feet along the section line between  
Sections 2 and 11, being the centerline of a county road, to a point on said section line; thence Southerly  
30.00 feet at right angles to said section line to the Northwest corner of said parcel on the Southerly right of  
way line of said county road, being the true point of beginning; thence Easterly 115.00 feet along the  
Southerly right of way of said county road and parallel to said section line to a point; thence Southerly at  
right angles to said section line to the high water line of Lost River; thence Westerly along the high water  
line of Lost River to a point approximately 221 feet South of the point of beginning; thence North to the  
point of beginning.**

The true and actual consideration for this conveyance is \$192,000.00.

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:

87

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 28 day of December, 2020

Cheryl M. McAuliffe  
Cheryl M. McAuliffe

State of Oregon } ss  
County of Klamath }

On this 28 day of December, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Cheryl M. McAuliffe, 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.

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

