



2021-000455
Klamath County, Oregon
01/11/2021 03:48:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ashton Hubbard and Ian McGregor

PO Box 1133

Klamath Falls, OR 97601

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

Ashton Hubbard and Ian McGregor

PO Box 1133

Klamath Falls, OR 97601

File No. 413931AM

STATUTORY WARRANTY DEED

**James MacDonald and Teresa Mavie MacDonald,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Ashton Hubbard and Ian McGregor,

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:

The East one-half of the East one-half of the Southeast quarter of the Northeast quarter of Section 36, Township 35 South, Range 12 East of the Willamette Meridian.

The true and actual consideration for this conveyance is \$298,000.00.

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:

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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 7 day of 1-2021, _____.

Teresa Marie MacDonald

Teresa Marie MacDonald

James MacDonald

James MacDonald

State of California } ss
County of _____ }

On this ____ day of January, 2021, before me, _____ a Notary Public in and for said state, personally appeared James MacDonald and Teresa Marie MacDonald, 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.

Notary Public for the State of California
Residing at: Klamath Falls OR
Commission Expires:

*Please see attached
CA notary acknowledgment
01-07-2021 (up)*

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

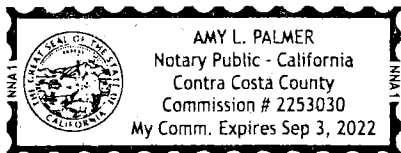
State of California)
)
County of Contra Costa)

On January 7th, 2021, before me, AMY L. PALMER, Notary Public,

personally appeared **TERESA MARIE MACDONALD** and **JAMES MACDONALD**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



A handwritten signature in cursive script that reads 'Amy L. Palmer'.

AMY L. PALMER, Commission #2253030
Notary Public for the State of California
My Commission Expires: September 3, 2022

OPTIONAL INFORMATION

Title or Type of Document: STATUTORY WARRANTY DEED