

2021-001010

Klamath County, Oregon

BLBI

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRK



00272722202100010100010015

01/22/2021 08:40:41 AM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USECrystal McMahon  
38012 Modoc Point Road  
Chiloquin OR 97624

Grantor's Name and Address

William Tinniswood  
38012 Modoc Point Road  
Chiloquin OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):

William Tinniswood  
38012 Modoc Point Road  
Chiloquin OR 97624

Until requested otherwise, send all tax statements to (Name and Address):

William Tinniswood  
38012 Modoc Point Road  
Chiloquin OR 97624

## WARRANTY DEED - STATUTORY FORM

Crystal McMahon

Grantor,

conveys and warrants to

William Tinniswood

Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath  
County, Oregon: 38012 Modoc Point Road Chiloquin OR 97624Parcel 2, Land Partition 48-93, situated in a portion of Government Lot 9 of Section 6, Township 35 South, Range 7 East of  
the Willamette Meridian, Klamath County, Oregon.

The property is free from encumbrances, except (if none, so state):

BSI Financial Services for 334,600

The true consideration for this conveyance is \$120,000 (Here, comply with the requirements of ORS 93.030.)

DATED 1/21/2021; any signature on behalf of a business or other entity is made with the  
authority of that entity.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 DETER-  
MINE 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on JANUARY 21, 2021,  
by WILLIAM ROBERT TINNISWOODThis instrument was acknowledged before me on JANUARY 21, 2021,  
by CRYSTAL IANA MCMAHONas  
of

JONATHAN O PRIDDLE-MITCHELL

Notary Public for Oregon

My commission expires 05/21/21

JONATHAN O PRIDDLE-MITCHELL  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 982008  
MY COMMISSION EXPIRES MAY 21, 2021