

437793Am  
470321073072  
RECORDING REQUESTED BY:  
 **TICOR TITLE**  
Company of Oregon

1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

**GRANTOR'S NAME:**  
Dan E. Reece and Gina R. Reece

**GRANTEE'S NAME:**  
William R. Murphy, Jr. and Katrina Murphy

**AFTER RECORDING RETURN TO:**  
**Order No.:** 470321073072-CD  
William R. Murphy, Jr. and Katrina Murphy, as tenants by the  
entirety  
3026 Paramount Street  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**  
William R. Murphy, Jr. and Katrina Murphy  
3026 Paramount Street  
Klamath Falls, OR 97603

APN: 319220  
Lot 14, Block 1 of Tract No. 1017, Mountain Lakes Homesites,  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Dan E. Reece and Gina R. Reece, as tenants by the entirety, Grantor, conveys and warrants to William R. Murphy, Jr. and Katrina Murphy, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 14 in Block 1 of Tract No. 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$44,000.00). (See ORS 93.030).

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.

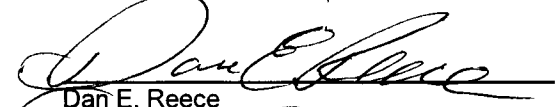
2021-001587  
Klamath County, Oregon  
02/03/2021 03:40:01 PM  
Fee: \$87.00

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 02-2-21



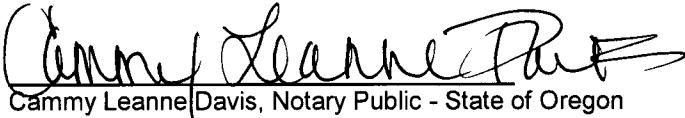
Dan E. Reece



Gina R. Reece

State of Oregon  
County of Jackson

This instrument was acknowledged before me on 2/2/2021 by Dan E. Reece and Gina R. Reece.



Cammy Leanne Davis, Notary Public - State of Oregon

My Commission Expires: July 2, 2022

