

2021-005332

Klamath County, Oregon

04/08/2021 02:01:00 PM

Fee: \$87.00

2021-004454

Klamath County, Oregon

03/25/2021 08:11:00 AM

Fee: \$87.00

*\* This document is being  
re-recorded to correct the  
name of the grantor on  
a prior filing \*  
#2021-4454\**

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Andrew Vaughan

622 McIntire Rd

Charlottesville, VA 22902

**WARRANTY DEED**

THE GRANTOR(S),

- MARGARET CURRAN-HAYDEN, FKA ~~MARGARET CURRAN~~, 515 N 9TH  
ST, CAMBRIDGE, OH 43725, *Margaret M. Curran* (M)

for and in consideration of: 4,100 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Andrew Vaughan 622 McIntire Rd, Charlottesville, VA 22902,  
the following described real estate, situated in the County of KLAMATH, State of Oregon:

SPRAGUE RIVER VALLEY ACRES-BLOCK 8, LOT 57

3612-002A0-01700

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,  
restrictions, rights of way and easements of record the grantor hereby covenants with the  
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and  
has good right to sell and convey the same; and that Grantor, his heirs, executors and  
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns  
against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED, 3-24-21

Margaret Curran Hayden  
MARGARET CURRAN-HAYDEN, FKA MARGARET  
CURRAN Margaret M. Curran (M)  
515 N 9TH ST, CAMBRIDGE, OH 43725

Grantor Signatures:

DATED: \_\_\_\_\_

STATE OF Ohio  
COUNTY OF Cuyahoga, ss:

This instrument was acknowledged before me on this 24<sup>th</sup> day of March  
2021 by MARGARET CURRAN-HAYDEN, FKA MARGARET CURRAN.



CYLE DOWNERD  
Notary Public, State of Ohio  
My Comm. Expires 08/26/2024

[Signature]  
Notary Public  
Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires August 26, 2024