



THIS SPACE RESERVED FOR

**2021-006576**

**Klamath County, Oregon**

**04/27/2021 11:29:00 AM**

**Fee: \$87.00**

After recording return to:

Michale James Mabou and Kristi Ann Mabou

36262 Highway 62

Chiloquin, OR 97624

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

Michale James Mabou and Kristi Ann Mabou

36262 Highway 62

Chiloquin, OR 97624

File No. 446810AM

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### STATUTORY WARRANTY DEED

**Mina McDonald,**

Grantor(s), hereby convey and warrant to

**Michale James Mabou and Kristi Ann Mabou, 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:

**PARCEL 1:**

**That portion of Government Lot 15 of Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of State Highway No.62.**

**PARCEL 2:**

**Government Lot 18, and that portion of Government Lot 17 lying Westerly of Highway #62 in Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$640,000.00.

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 22<sup>nd</sup> day of April, 2021.

Mina McDonald

Mina McDonald

State of Oregon } ss  
County of Cook }

On this 22<sup>nd</sup> day of April, 2021, before me, Chelsea Lynn Nennig a Notary Public in and for said state, personally appeared Mina McDonald, 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.

Chelsea Lynn Nennig  
Notary Public for the State of Oregon.  
Residing at: Cook  
Commission Expires: 10/24/2023

