

2021-007034

Klamath County, Oregon



00279419202100070340020029

AFTER RECORDING, RETURN TO:

05/05/2021 01:07:19 PM

Fee: \$87.00

Christopher H. O'Leary 3585 Parkview Ct. Chiloquin, Oregon 97624

SEND TAX STATEMENTS TO:

Christopher H. O'Leary 3585 Parkview Ct. Chiloquin, Oregon 97624

STATUTORY WARRANTY DEED

(ORS 93.850)

Shane D Allen & Kimberly Dawn Allen with an address of **P.O. Box 1171 Crescent City CA 95531** ("Grantor"), conveys and warrants to **Christopher H. O'Leary**, whose address is **3585 Parkview Ct. Chiloquin, Oregon 97624**, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in **Klamath County, Oregon**, described more particularly in Exhibit A, attached hereto.

SUBJECT TO: the encumbrances described in Exhibit B, attached hereto.

The true consideration for this conveyance is \$ 4,000.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Returned at Counter

DATED this 3rd day of May, 2021.

Grantor

By: Shane D Allen

Shane D Allen

By: Kimberly D Allen

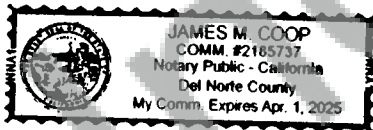
Kimberly D Allen

STATE OF ~~OREGON~~
CALIFORNIA

COUNTY OF Del Norte
Klamath }

SS.

The foregoing instrument was acknowledged before me on this 3rd day of May, 2021, by **Shane D Allen & Kimberly Dawn Allen**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



James M. Coop
Notary Public in and for the State of Oregon

Exhibit A – Legal Description

Lot #4, Block 2, Tract 1053 Oregon Shores according to the official plan thereof on file in the office of the county clerk of Klamath County, Oregon APN# 3507-006BD-01600-000 Prop. ID 226945

Printed Name: _____

Exhibit B - Encumbrances

No encumbrances