

**2021-011034****Klamath County, Oregon**

07/16/2021 02:31:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Steven E. Fawl and Ellen Mary Fawl6708 Willow RdVacaville, CA 95687Until a change is requested all tax statements shall be
sent to the following address:Steven E. Fawl and Ellen Mary Fawl6708 Willow RdVacaville, CA 95687File No. 466896AM

STATUTORY WARRANTY DEED**Charles A. McDonald and Marcia D. McDonald, as Trustees of the Charles A. McDonald and Marcia D. McDonald Living Trust,**

Grantor(s), hereby convey and warrant to

Steven E. Fawl and Ellen Mary Fawl, 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:**A parcel of land situate in the SW1/4 NE1/4 of Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:****Beginning at a point from which the brass capped monument marking the Center 1/4 corner of Section 23, Township 35 South, Range 6 East of the Willamette Meridian, bears South 0 ° 20' 20" East 516.90 feet and North 88 ° 47' 26" West 331.42 feet distant; thence North 0 ° 20' 20" West 156.34 feet to a point; thence South 88 ° 33' 05" East 331.70 feet to a point; thence South 0 ° 19' 10" East 391.35 feet to a point; thence North 53 ° 49' 30" West 412.34 feet to the point of beginning.****A parcel of land located in the East half of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:****Beginning at a point on the East line of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 23, Township 35 South, Range 6 East of the Willamette Meridian from which point the center one quarter corner of said Section 23 bears South 00°23'16" East 282.93 feet and North 88°47'44" West 662.88 feet; thence North 60°54'43" West 380.84 feet;; thence North 00°25'03" West 55.00 feet; thence South 54°13'12" East 410.73 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$496,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 8 day of July, 2021

The Charles A. McDonald and Marcia D. McDonald Living Trust

By: Charles A. McDonald
Charles A. McDonald, Trustee

By: Marcia D. McDonald
Marcia D. McDonald, Trustee

State of Oregon} ss.
County of Klamath}

On this 8 day of July, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Charles A. McDonald and Marcia D. McDonald known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Charles A. McDonald and Marcia D. McDonald Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

MCOOK
Notary Public for the State of Oregon»
Residing at: Klamath
Commission Expires: 3/15/22

