



2021-012433

Klamath County, Oregon

08/13/2021 02:59:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Daniel Joseph Sheahan

6510 S. 6th St. #34

Klamath Falls, OR 97603

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

Daniel Joseph Sheahan

6510 S. 6th St. #34

Klamath Falls, OR 97603

File No. 480277AM

### STATUTORY WARRANTY DEED

**James W. Collins,**

Grantor(s), hereby convey and warrant to

**Daniel Joseph Sheahan,**

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 situated in the County of Klamath, State of Oregon, more particularly described as follows: Commencing at the Northeast corner of the NE 1/4 NE 1/4, Section 20, Township 36 South, Range 13 East of the Willamette Meridian and running thence West 800 feet along the North line of said section; thence South, parallel to the East line of said section to the Northerly line of Highway #66; thence Easterly along the North line of said Highway to the East line of said section; thence North along the Easterly line of said section to the point of beginning.**

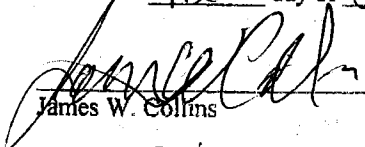
The true and actual consideration for this conveyance is \$29,000.00.

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 12<sup>th</sup> day of August, 2021

  
James W. Collins

State of Arizona } ss:  
County of Yavapai }

On this 12 day of August, 2021, before me, Cindy Mitchell a Notary Public in and for said state, personally appeared James W. Collins, 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.

Cindy Mitchell  
Notary Public for the State of Arizona  
Residing at: Cottonwood AZ 86326  
Commission Expires: 12-10-2024

