



THIS SPACE RESERVED FOR

2021-012972

Klamath County, Oregon

08/25/2021 08:32:00 AM

Fee: \$87.00

After recording return to:

Gary D. Alford and Cis M. McSorley

P.O. Box 31

Merrill, OR 97633

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

Gary D. Alford and Cis M. McSorley

P.O. Box 31

Merrill, OR 97633

File No. 481264AM

STATUTORY WARRANTY DEED

Kevin Donahue,

Grantor(s), hereby convey and warrant to

Gary D. Alford and Cis M. McSorley, with right of survivorship,

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:

The E1/2 of the E1/2 of the E1/2 of the SW1/4 and the W1/2 of the W1/2 of the SE1/4 of Section 21, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Parcel 2 of Klamath County Minor Land Partition No. 74-83, located in E1/2 of the SW1/4 and W1/2 of the SE1/4 in Section 21, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$95,000.00.

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 24th day of Aug., 2021.

Kevin Donahue
Kevin Donahue

State of Oregon } ss
County of Klamath }

On this 24th day of August, 2021, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Kevin Donahue, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath county
Commission Expires: 8/30/21

