



THIS SPACE RESERVED FOR

2021-013718

Klamath County, Oregon

09/09/2021 02:43:01 PM

Fee: \$87.00

After recording return to:

Joseph McKnight

5737 Denver Ave.

Klamath Falls, OR 97603

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

Joseph McKnight

5737 Denver Ave.

Klamath Falls, OR 97603

File No. 484745AM

STATUTORY WARRANTY DEED

Robert Stephen McCollough,

Grantor(s), hereby convey and warrant to

Joseph McKnight,

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:

Lot 16, Block 2, SUBDIVISION OF BLOCKS 2B AND 3 HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM

Beginning at the Northeast corner of said Lot 16; thence South along said East line, 150 feet; thence West, parallel to the North line of said Lot 16, 180 feet to the West line of said Lot 16; thence North along said West line, 150 feet to the Northwest corner thereof; thence Easterly along the Northerly line of said Lot 16 to the point of beginning.

FURTHER EXCEPTING THEREFROM

Beginning at a point on the South line of Lot 16 of the Subdivision of Blocks 2B and 3, Homedale, in the County of Klamath, State of Oregon, 2.50 feet East of the Southwest corner of said Lot 16; thence West, 2.50 feet to the Southwest corner of said Lot 16; thence North 2° 55' East along the Westerly line of said Lot 16, 113.18 feet; thence South 1° 15' 53" West, 113.08 feet, more or less, to the point of beginning.

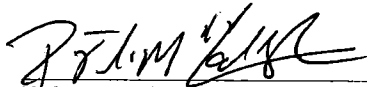
The true and actual consideration for this conveyance is \$275,000.00.

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.

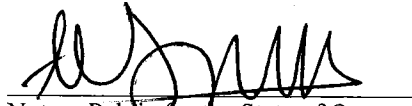
Dated this 7th day of Sep, 2021


Robert Stephen McCollough

State of Oregon } ss
County of Klamath }

On this 7th day of September, 2021, before me, Marjorie Anne Stuart Notary Public in and for said state, personally appeared Robert Stephen McCollough, known & 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/25

