

Oakes Law

Returned at Counter

2021-015052  
Klamath County, Oregon



10/05/2021 02:18:34 PM

Fee: \$82.00

**After Recording, Return To:**  
Jeffrey Cronin  
1202 Thomas Drive  
Klamath Falls, OR 97603  
  
**Mail Tax Statements To:**  
Jeffrey Cronin  
1202 Thomas Drive  
Klamath Falls, OR 97603

**STATUTORY WARRANTY DEED**

PEGGY L. CRONIN, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO JEFFREY CRONIN, the GRANTEE, THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

The North 3/4 (three quarters) of the NW 1/4 of Section 6, Township 40 South, Range 10 East of the Willamette Meridian, Kamath County, Oregon. EXCEPTING that portion lying North of the North right of way line of the U.S.R.S. (U.S.B.R.) drainage canal No. 19.

This property is free from liens and encumbrances, EXCEPT:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded play or survey.

Tax Lot: R882626-4010-600-901.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$65,000.00.

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.

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 22 day of September 2021.

PEGGY L. CRONIN

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me on this Sept. 22, 2021, by PEGGY L. CRONIN.

NOTARY PUBLIC

