



THIS SPACE RESERVED FOR F

2021-015145
Klamath County, Oregon
10/07/2021 11:29:01 AM
Fee: \$92.00

After recording return to:

Hunter Sexton

2616 Chantal Ave.

Klamath Falls, OR 97601

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

Hunter Sexton

2616 Chantal Ave.

Klamath Falls, OR 97601

File No. 491655AM

STATUTORY WARRANTY DEED

Louis G. Gallagher who acquired title as Louie G. Gallagher and Shawna Fay Gallagher, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Hunter Sexton,

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 13 in Block 1 of Tract No. 1216, FIRST ADDITION TO CHIA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$260,000.00.

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:

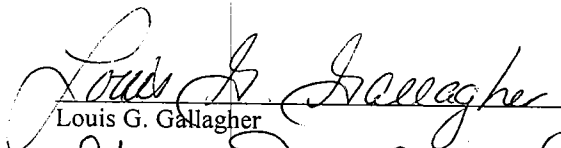
2021-2022 Real Property Taxes, a lien not yet due and payable

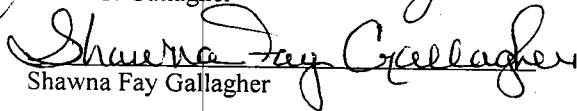
Signed in counterpart

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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.

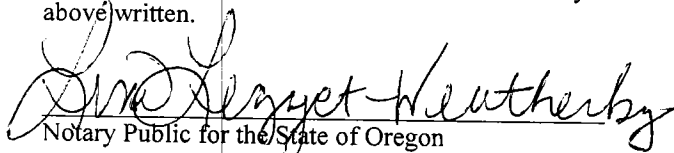
Dated this 1st day of October, 2021.

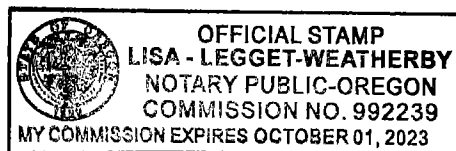

Louis G. Gallagher


Shawna Fay Gallagher

State of Oregon } ss
County of Klamath }

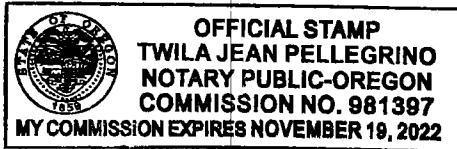
On this 30 day of September, 2021, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Louis G. Gallagher and Shawna Fay Gallagher, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023



State of Oregon } ss
County of Klamath }

On this 1 day of October, 2021, before me,
Twila Jean Pellegrino, a Notary Public in and for said state, personally
appeared Shawn Fay Gallagher, 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.



Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, OR
Commission Expires: 11-19-2022