

**2021-015503**

**Klamath County, Oregon**



00289092202100155030020026

10/14/2021 11:25:06 AM

Fee: \$87.00

## **STATUTORY WARRANTY DEED**

**Grantor's Name and Address:**

Lynda L. McGarry  
PO Box 1144  
Philomath, OR 97370

**Grantee's Name and Address:**

Grant Dahl and Samantha Dahl  
husband and wife  
c/o PO Box 1144  
Philomath, OR 97370

**After recording return to:**

Steven L. Adkins  
Evashevski Elliott PC  
PO Box 781  
Corvallis, OR 97339

**Until changed, send all tax statements to:**

Grant Dahl and Samantha Dahl  
1143 10th Avenue SW  
Albany, OR 97321

**Consideration:**

The true and actual consideration for this conveyance is \$10,000.00.

**RECITALS:**

1. Grantor owns a one-third interest in the property more particularly described herein.
2. Grantor desires to sell her one-third interest in the property to the Grantees.

Now it is hereby agreed as follows:

Lynda L. McGarry hereby conveys and warrants to Grant Dahl and Samantha Dahl, husband and wife, Grantee, all of the Grantor's one-third interest in the following described real property free of encumbrances except as specifically set forth herein:

Five acres M/L at lot 39, section 9, township 25, Range 8.0, block section 9, tract N2S2S2W2E2SE4, Acres 5.0 in the Schoonover subdivision located north of highway 58 and west of highway 97 informally referred to as "OUTLAW ACRES," more particularly described as follows:

N1/2 of the S1/2 of the S1/2 of the W1/2 of the E1/2 of the SE1/4 of Section 9, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

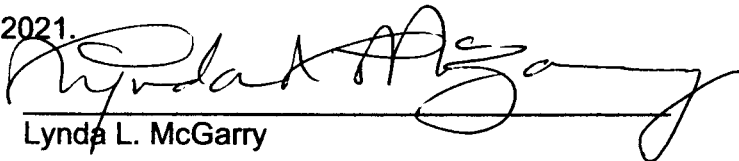
Subject to and Excepting:

1. Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber Fire Patrol
2. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

3. Reservation of Oil, gas, minerals, or other resources, including the terms and provisions contained therein, in deed from Klamath Lumber & Box Company.  
Recorded: May 4, 1965  
Volume: 362, page 231  
The Company makes no representations as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.  
  
Amended by instrument,  
Recorded: June 14, 1965  
Volume: 362, page 280
4. Agreement for Easement, including the terms and provisions thereof,  
Recorded: January 24, 1983  
Volume: M83, page 1224
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: August 30, 1984  
Volume: M84, page 15048

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


DATED: 10/11, 2021.

  
Lynda L. McGarry

STATE OF OREGON; County of Benton )

On the 11th day of October, 2021, personally appeared the above-named Lynda L. McGarry and acknowledged the above instrument to be her voluntary act and deed.



  
Notary Public for Oregon