



THIS SPACE RESERVED FOR

2021-018367  
Klamath County, Oregon  
12/10/2021 02:49:01 PM  
Fee: \$92.00

After recording return to:

Michael D. Finegan and Joi S. Finegan

245 Holder Lane SE

Salem, OR 97306

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

Michael D. Finegan and Joi S. Finegan

245 Holder Lane SE

Salem, OR 97306

File No. 503896AM

---

### STATUTORY WARRANTY DEED

**Kari Cranfill,**

Grantor(s), hereby convey and warrant to

**Michael D. Finegan and Joi S. Finegan, as Tenants by the Entirety,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$280,000.00.

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 7th day of December, 2021.

Kari Cranfill 12.07.2021  
Kari Cranfill

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 12.7.2021 before me, Leslie Lou Kish - Notary Public  
(Insert name and title of the officer)

personally appeared Kari Cranfill, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Leslie Lou Kish (Seal)



EXHIBIT 'A'

Parcel 1:

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in Government Lot 16, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 16, thence North 89° 57' 40" West along the South line of said Government Lot 16 a distance of 571.43 feet, more or less, to the West right of way line of State Highway 427; thence North 01° 23' 30" West along the West right of way line of said State Highway 427 a distance of 379.19 feet to the True Point of Beginning; thence from said true point of beginning North 01° 23' 30" West along the West right of way line of said State Highway 427, a distance of 140.42 feet; thence North 89° 57' 40" West a distance of 605 feet to a point on the Westerly line of said Government Lot 16; thence South 14° 24' 30" West along the Westerly line of Government Lot 16 a distance of 201.26 feet; thence South 89° 57' 40" East a distance of 220 feet; thence North 00° 02' 20" East a distance of 55 feet; thence South 89° 57' 40" East a distance of 438.45 feet to the true point of beginning.

Parcel 2:

A tract of land being situated in the NE1/4 SW1/4 of Section 7, T35S, R7EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Modoc Point Road (formerly State Highway 427) from which the Southeast corner of Parcel 1 of Land Partition 29-07 bears N 00° 56' 44" W 140.40 feet; thence leaving said right of way N 89° 57' 40" W 437.36; thence S 00° 02' 20" W 55.00 feet; thence S 89° 57' 40" E 438.30 feet to a point on the said right of way; thence along the said right of way N 00° 56' 44" W 55.01 feet to the point of beginning; containing 0.55 acres, more or less, and with bearings based on Record of Survey #8192 on file at the office of the Klamath County surveyor.