



After recording return to:
Lisa M. Greeley
8015 SE Cottrell Rd
Boring, OR 97009

Until a change is requested all tax
statements shall be sent to the
following address:
Lisa M. Greeley
8015 SE Cottrell Rd
Boring, OR 97009

File No.: 7161-3878689 (SA)
Date: December 29, 2021

THIS SPACE RESERVED FOR RECORD

2022-000552

Klamath County, Oregon

01/14/2022 10:05:01 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Dixie J. McMurry, Grantor, conveys and warrants to **Lisa M. Greeley**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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

The true consideration for this conveyance is **\$205,000.00**. (Here comply with requirements of ORS 93.030)

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 13th day of January, 2022.

Dixie J. McMurry

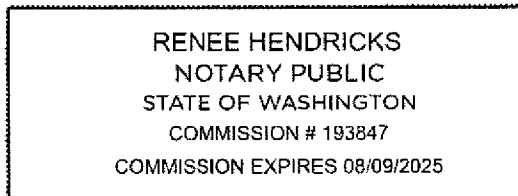
Dixie J. McMurry

STATE OF Washington)
County of Snohomish) ss.

This instrument was acknowledged before me on this 13th day of January, 2022
by **Dixie J. McMurry**.

Renee Hendricks

Renee Hendricks
Notary Public for Washington
My commission expires: 08/09/2025



Notarized online using audio-video communication

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF PATTERSON STREET, SAID POINT BEING NORTH 89° 55' EAST A DISTANCE OF 1345.2 FEET AND NORTH 0° 16' WEST A DISTANCE OF 1687.0 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89° 39 1/2' EAST PARALLEL WITH EBERLEIN AVENUE A DISTANCE OF 125.0 FEET; THENCE NORTH 0° 16' WEST PARALLEL WITH PATTERSON STREET A DISTANCE OF 100.0 FEET; THENCE SOUTH 89° 39 1/2' WEST PARALLEL WITH EBERLEIN AVENUE A DISTANCE OF 125.0 FEET TO THE EAST BOUNDARY OF PATTERSON STREET; THENCE SOUTH 0° 16' EAST ALONG THE EAST BOUNDARY OF PATTERSON STREET A DISTANCE OF 100.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.