

RECORDING REQUESTED BY:



180 Lithia Way, Ste 101
Ashland, OR 97520

2022-001982

Klamath County, Oregon

02/15/2022 02:38:01 PM

Fee: \$87.00

GRANTOR'S NAME:

Marcia Allen

GRANTEE'S NAME:

Timothy Murphy

AFTER RECORDING RETURN TO:

Order No.: 470321079724-SC

Timothy Murphy
5602 Balsam Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Timothy Murphy
5602 Balsam Drive
Klamath Falls, OR 97601-9505

APN: R494922

Map: R-3908-012C0-00100

5602 Balsam Drive, Klamath Falls, OR 97601-9505

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Marcia Allen, Grantor, conveys and warrants to Timothy Murphy, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$142,500.00). (See ORS 93.030).

Subject to:

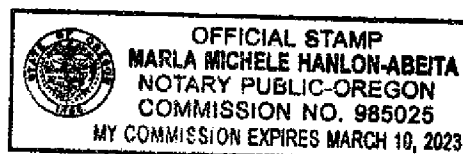
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 2-14-2022

Marcia Allen
Marcia Allen



State of Oregon
County of Klamath

This instrument was acknowledged before me on 14 February 2022 by Marcia Allen.

Notary Public
Notary Public - State of Oregon

My Commission Expires: 3/10/2023

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the NE1/4 of the SW1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center 1/4 corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said center 1/4 corner based on DeWitt Home Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, thence South 89°49' West 670.00 feet; thence South 30.0 feet to a 5/8 inch iron pin on the South line of Balsam Drive, said point also being on the West line of that certain property retained by Albert L. Hand, et. ux. in Volume M75, page 550, Microfilm Records of Klamath County, Oregon, thence South along said West line, 289.00 feet; thence South 89°49' West 151.00 feet; thence North 289.00 feet to a 5/8 inch iron pin on the South line of Balsam Drive, thence North 89°49' East, 151.00 feet to the point of beginning; bearings based on Survey No. 3626

Unofficial
Copy