

After Recording, Return To:
Ray Driscoll Jr. and Jan Driscoll
26261 Hwy 140 W
Klamath Falls, OR 97601



02/16/2022 02:34:26 PM

Fee: \$82.00

Mail Tax Statements To:
Ray Driscoll Jr. and Jan Driscoll
26261 Hwy 140 W
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

LAURENCE HARMAN and PEGGY HARMAN, the GRANTORS, hereby CONVEY AND WARRANT TO RAY DRISCOLL JR. and JAN DRISCOLL, the GRANTEES, as husband and wife with rights of survivorship, all their interest in THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

PARCEL A:

Parcel No. 1 Land Partition 52-94 located in the South-Half of Section 18, Section 19, and the Northwest Quarter of Section 30, Township 36 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

PARCEL B:

Parcel No. 2 Land Partition 52-94 located in the South-Half of Section 18, Section 19, and the Northwest Quarter of Section 30, Township 36 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

More commonly known as 26261 Highway 140 W., Klamath Falls, OR 97601.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is other good and valuable consideration.

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 PERSONS 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 PERSONS 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 11 day of 2, 2022.

LAURENCE HARMAN

PEGGY HARMAN

STATE OF OREGON

)
) ss.

COUNTY OF KLAMATH

)

The foregoing instrument was acknowledged before me on this February 11, 2022, by LAURENCE HARMAN and PEGGY HARMAN.

NOTARY PUBLIC
My Commission Expires: June 30, 2025

