

**2022-003283****Klamath County, Oregon**

03/17/2022 09:04:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Sharron R. Cruz-Farnsworth1248 Madison StKlamath Falls, OR 97603Until a change is requested all tax statements shall be  
sent to the following address:Sharron R. Cruz-Farnsworth1248 Madison StKlamath Falls, OR 97603File No. 526304AM

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**STATUTORY WARRANTY DEED****Roberta McGregor,**

Grantor(s), hereby convey and warrant to

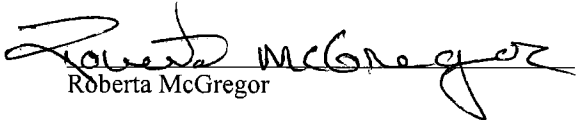
**Sharron R. Cruz-Farnsworth,**Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:**A portion of tract 71 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.  
described as follows:****Beginning at a point on the East line of said Tract 71, 161 feet South of the Northeast corner of said Tract  
71; thence South along the East line of Tract 71, 100 feet to a point; thence West and parallel to the North  
line of said Tract 71, 173 feet to a point; thence North and parallel to the East line of said Tract 71, 100 feet  
to a point; thence East and parallel to the North line of said Tract 71, to the point of beginning.**

The true and actual consideration for this conveyance is \$290,000.00.

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.

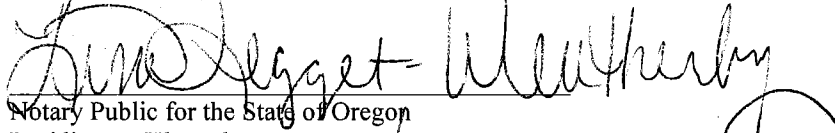
Dated this 28 day of February, 2022

  
Roberta McGregor

State of Oregon } ss  
County of Klamath }

On this 28 day of February, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Roberta McGregor, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023

