



2022-003634

Klamath County, Oregon

03/25/2022 09:52:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jennifer McCool and Cody S. McCool

2839 Crest St.

Klamath Falls, OR 97603

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

Jennifer McCool and Cody S. McCool

2839 Crest St.

Klamath Falls, OR 97603

File No. 526425AM

### STATUTORY WARRANTY DEED

**Vanessa Elyse Morehouse, who acquired title as Vanessa Elyse Gardner,**

Grantor(s), hereby convey and warrant to

**Jennifer McCool and Cody S. McCool, 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:

**A portion of the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which lies North 1°14' West a distance of 680.3 feet, and South 89°26' West a distance of 1133 feet, from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing South 89°26' West a distance of 151.5 feet; thence North 1°05' West 143.7 feet; thence North 89°24' East 56.7 feet to the Westerly boundary of the U.S.R.S. Drain; thence South 34°19' East along the Westerly boundary of the U.S.R.S. Drain 172.9 feet to the point of beginning.**

**SAVING AND EXCEPTING a strip 20 feet wide along the Northerly boundary of the above described property.**

The true and actual consideration for this conveyance is \$265,000.00.

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 23 day of March, 2022

Vanessa Elyse Morehouse  
Vanessa Elyse Morehouse

State of Oregon } ss  
County of Klamath }

On this 23 day of March, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Vanessa Elyse Morehouse, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 3/7/26

