



After recording return to:  
Helen Marchio  
623 North Bywater Way  
Port Ludlow, WA 98365

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Helen Marchio  
623 North Bywater Way  
Port Ludlow, WA 98365

File No.: 7161-3930966 (SA)  
Date: April 13, 2022

2022-006199

Klamath County, Oregon

05/16/2022 10:38:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

**Clay L. Tucker**, Grantor, conveys and warrants to **Helen Marchio**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**That portion of Lots 4 and 6, TRACT 1265 - DEVONRIDGE, and being more particularly described as follows:**

**Beginning at the Southeasterly corner of Lot 6, TRACT 1265 - DEVONRIDGE; thence, along the Easterly line of said Lot 6 North 27° 57' 36" West 179.73 feet; thence, South 48° 20' 08" West 65.39 feet; thence South 00° 12' 06" West 113.88 feet; thence, South 76° 32' 59" East 120.09 feet to the Southwesterly corner of said Lot 6; thence, Northeasterly 31.90 feet along the arc of a 50.00 foot radius curve to the right, the long chord of which bears North 32° 13' 16" East 31.36 feet to the point of beginning.**

**NOTE:** This legal description was created prior to January 1, 2008.

**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 **\$64,500.00**. (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 6<sup>th</sup> day of May, 2022.

Clay L. Tucker  
Clay L. Tucker

STATE OF Oregon )  
County of Jackson ) ss.

This instrument was acknowledged before me on this 6<sup>th</sup> day of May, 2022  
by **Clay L. Tucker**.



L. Tate  
Notary Public for Oregon  
My commission expires: 1-26-25