



2022-006399

Klamath County, Oregon

05/20/2022 08:54:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

William F. Molloy and Lynda L. Molloy

3160 Sierra Dust Ct.

Sparks, NV 89436

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

William F. Molloy and Lynda L. Molloy

3160 Sierra Dust Ct.

Sparks, NV 89436

File No. 536100AM

STATUTORY WARRANTY DEED

Loren W. Little and Laura E. Little, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

William F. Molloy and Lynda L. Molloy, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$505,000.00.

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 17th day of MAY, 2022.

Loren W. Little

Loren W. Little

Laura E. Little

Laura E. Little

State of OR } ss
County of Klamath

On this 17th day of MAY, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Loren W. Little and Laura E. Little, 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.

Deborah Anne Sinnock

Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

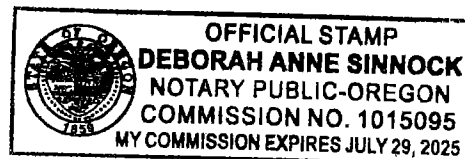


EXHIBIT "A"

536100AM

PARCEL 1:

A parcel of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Government Lots 18, 23, 26, 31 and that portion of Government Lots 17 and 24 lying Westerly of Southern Pacific Railroad.

The North 60 feet of Government Lot 17 lying Westerly of the right of way of the Dalles California Highway and Easterly of the Southern Pacific Railroad right of way situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Lots 27 and 30 and E1/2 of Lot 28 and E1/2 of Lot 29, Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCLUDING from East 1/2 of Lot 29 a portion of land described as follows:

A portion or tract of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2 of Lot 29; thence North 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the point of beginning.

TOGETHER WITH A 15 foot non-exclusive easement for ingress and egress over, under and across the Southerly 15 feet of the S1/2 SW1/4 of Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, in Volume M94, page 31482.

ALSO TOGETHER WITH A 15 foot non-exclusive easement for ingress and egress over, under and across the Northerly 15 feet of a portion of Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, in Volume M94, page 31485.