

2022-007276

Klamath County, Oregon

BC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



00301575202200072760010010

06/10/2022 10:24:29 AM

Fee: \$82.00

Brian Magel

722 Bigham Brown Road

Eagle Point, OR 97524

Grantor's Name and Address

Corey Allen Gray

PO Box 5204

Central Point, OR 97502

Grantee's Name and Address

After recording, return to (Name and Address):

Corey Allen Gray

PO Box 5204

Central Point, OR 97502

Until requested otherwise, send all tax statements to (Name and Address):

Corey Allen Gray

PO Box 5204

Central Point, OR 97502

SPACE RESERVED  
FOR  
RECORDER'S USE

## WARRANTY DEED IN FULFILLMENT OF CONTRACT

Brian Magel

("grantor"), for the consideration stated below, does hereby grant, bargain, sell and convey to

Corey Allen Gray

("grantee"), all of that certain real property,

with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as follows (legal description of property; if space insufficient, continue description on reverse or on separate sheet):

Lot 6, Block 4 of TRACT NO. 1051, Lakewoods Unit No. 2  
Klamath Falls, OR

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described or referred to below.

This deed is given in fulfillment of that certain real estate contract dated June 08, 2017, and recorded on 07/17/2017, in the Records of the county named above, in ☐ book ☐ reel ☐ volume No. on page, and/or as ☐ fee ☐ file ☒ instrument ☐ microfilm ☐ reception No. 2017-007899 (indicate which). The covenants of warranty contained in this deed shall not apply to any title, interest or encumbrance arising by, through or under grantee or grantee's predecessors in interest, nor to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of the contract, nor to any exceptions accepted by the buyer in connection with the sale of property represented by the contract.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☐ \$☒ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on June 8, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Jackson

This record was acknowledged before me on June 8, 2022

by Brian Magel

This record was acknowledged before me on

by

as

of

OFFICIAL STAMP  
DEBRA HARO  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 995845  
MY COMMISSION EXPIRES JANUARY 27, 2024

Notary Public for Oregon

My commission expires Jan 27, 2024