2022-008590

Klamath County, Oregon

07/14/2022 12:51:01 PM

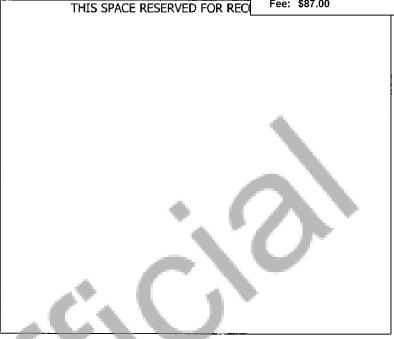
Fee: \$87.00



After recording return to: Carrie Beth DeGutis 131 Dahlia St. Klamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the following address: Carrie Beth DeGutis 131 Dahlia St. Klamath Falls OR 97601

File No.: 7161-3925769 (SA) Date: April 04, 2022



STATUTORY WARRANTY DEED

David L. McFarland and Melissa K. McFarland, as tenants by the entirety, Grantor, conveys and warrants to Carrie Beth DeGutis, 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:

Lot 5, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.
- 2. The 2022-2023 Taxes, a lien not yet payable.

The true consideration for this conveyance is \$329,000.00. (Here comply with requirements of ORS 93.030)

File No.: 7161-3925769 (SA)

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.

day of

David L. McFarland

20 🗐

Melissa W. McFarland

STATE OF

County of

This instrument was acknowledged before me on this by David L. McFarland and Melissa K. McFarland

OFFICIAL STAMP BARAH F AMAYA NOTARY PUBLIC-OREGON COMMISSION NO. 982547 MY COMMISSION EXPIRES JANUARY 23, 2023

Notary Public for

My commission expires: