

2022-008622

Klamath County, Oregon

07/15/2022 08:41:01 AM

Fee: \$92.00

Return To:



After Recording Return to:

**Myrtis Stanger and Kenneth Credille
87601 Greenridge Drive
Veneta OR 97487**

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE17936 / 551800AM

STATUTORY WARRANTY DEED

Kathryn McGuire,

herein called grantor, convey(s) and warrant(s) to

Myrtis Stanger and Kenneth Credille, not as tenants in common but with rights of survivorship

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

(Account # 131976, Map # 2309024A005400)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$155,000.00**

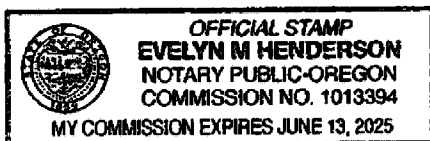
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: July 12, 2022

By: Kathryn McGuire
Kathryn McGuire

STATE OF OREGON, County of Deschutes) ss.

On July 12, 2022, personally appeared the above named **Kathryn McGuire** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Evelyn M Henderson

Notary Public for Oregon

My commission expires: 6-13-25

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 NE1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of River Pine Estates, Westerly of the Dalles-California Highway and Southwesterly of Hackett Drive.

SAVING AND EXCEPTING THEREFROM the following described parcel:

Beginning at the Northeast corner of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°58'40" West 178.82 feet along the Northerly line of said Section; thence South 30°48' West 1248.93 feet along the Northwesterly right of way of the Dalles-California Highway to the true point of beginning; thence North 59°12' West 246.05 feet to a point on the Southeasterly line of River Pine Estates; thence South 34°15'15" West 100.18 feet along said line; thence South 59°12' East 252.05 feet to a point on the Northwesterly right of way of the Dalles-California Highway; thence North 30°48' East 100.00 feet along said line to the true point of beginning.

ALSO SAVING AND EXCEPTING THEREFROM the following described parcel:

Beginning at the Southeast corner of Lot 1 Block 1 River Pines Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 34°15'15" East 352 feet; thence South 59°12' East 252 feet; thence South 30°48' West 189.46; thence North 89°57'33" West to the point of beginning.