



THIS SPACE RESERVED FOR

2022-009375  
Klamath County, Oregon  
08/01/2022 01:24:01 PM  
Fee: \$87.00

After recording return to:

Gerald S. McCartin and Melanie Zepp McCartin

P.O. Box 2663

Albany, OR 97321

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

Gerald S. McCartin and Melanie Zepp McCartin

P.O. Box 2663

Albany, OR 97321

File No. 553691AM

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### STATUTORY WARRANTY DEED

Jane E. Rider, Trustee of the Jane Elizabeth Rider Revocable Trust dated January 8, 2018,

Grantor(s), hereby convey and warrant to

Gerald S. McCartin and Melanie Zepp McCartin, 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:

**A tract of land situated in the NW1/4 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a 3/4 inch iron pipe marking the Northwest corner of the SW1/4 NE1/4 of said Section 9; thence Southerly along the North-South center section line of said Section 9 a distance of 2160 feet to the true point of beginning of this description; thence continuing Southerly along said North-South center section line 446 feet, more or less, to the Westerly right of way line of the County Road; thence Northeasterly along said Westerly right of way line to a point that bears East from the true point of beginning; thence West to the true point of beginning.**

The true and actual consideration for this conveyance is \$37,500.00.

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:

*2022-2023 Real Property Taxes, a lien not yet due and payable*

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 15<sup>th</sup> day of August, 2022

Jane Elizabeth Rider Revocable Trust

By: Jane E. Rider  
Jane E. Rider, Trustee

State of OR } ss  
County of KLAMATH

On this 15<sup>th</sup> day of Aug., 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Jane E. Rider, Trustee of the Jane Elizabeth Rider Revocable Trust, 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

