



2022-010236  
Klamath County, Oregon  
08/23/2022 01:43:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

2578 Daggett Avenue, LLC

6077 Lakeview Blvd., Suite A

Lake Oswego, OR 97035

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

2578 Daggett Avenue, LLC

6077 Lakeview Blvd., Suite A

Lake Oswego, OR 97035

File No. 552295AM

### STATUTORY WARRANTY DEED

**Louis DuBrey and Heidi DuBrey, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**2578 Daggett Avenue, LLC, an Oregon Limited Liability Company,**

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:

**Lots 1 and 4 in Block 4 of the RESUBDIVISION OF A PORTION OF MCLOUGHLIN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion conveyed to the City of Klamath Falls in M98-18545, decribed as follows:**

**A parcel of land located in the SW1/4 NE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point on the Northwesternly right-of-way line of Daggett Avenue from which an axle marking the center 1/4 corner of said Section 20 bears South 00 degrees 51' 00" West 54.06 feet; thence North 00 degrees 51' 00" East 63.74 feet; thence 56.64 feet along the arc of a 53.00 foot radius curve to the left; the long chord of which bears North 85 degrees 32' 36" East 53.92 feet to a point on the Northwesternly right-of-way line of Daggett Avenue; thence following said right-of-way line 87.66 feet, more or less, along the arc of a 250.00 foot radius curve to the left, the long chord of which bears South 38 degrees 50' 48" West 87.21 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$865,500.00.

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*

874MT

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 19 day of August 2022

Louis DuBrey  
Louis DuBrey

Heidi DuBrey  
Heidi DuBrey

State of Washington } ss  
County of Clallam }

On this 19<sup>th</sup> day of August, 2022, before me, Troy Paul Tamas a Notary Public in and for said state, personally appeared Louis DuBrey and Heidi DuBrey, 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.

Troy Paul Tamas  
Notary Public for the State of Washington  
Residing at: Sequim, WA  
Commission Expires: 2/09/2023

