

2022-010329

Klamath County, Oregon

08/25/2022 01:12:01 PM

Fee: \$102.00



After recording return to:
Linda Deacon
48691 Todd Eymann Road
Miramonte, CA 93641

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

Linda Deacon
48691 Todd Eymann Road
Miramonte, CA 93641

File No.: 7161-3973867 (EV)
Date: July 15, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Callan Andrew McLaughlin and Amy Elizabeth McLaughlin and Stephen Eric McLaughlin AS QUALIFIED BY THE FOLLOWING LANGUAGE CONTAINED IN THE DEED TO THE VESTES HEREIN: "with rights of survivorship", Grantor, conveys and warrants to **Linda Deacon**, 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 617, Block 128, MILLS ADDITION, to the City of Klamath Falls, 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 **\$195,000.00 (This Deed is being executed in duplicate, each of which is deemed to be an original, but both parts together constitute one and the same instrument).** (Here comply with requirements of ORS 93.030)

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 22 day of August, 2022.

Amy Elizabeth McLaughlin
Amy Elizabeth McLaughlin

Callan Andrew McLaughlin

Stephen Eric McLaughlin
Stephen Eric McLaughlin

STATE OF Oregon)
County of ~~Klamath~~ Benton) ss.

This instrument was acknowledged before me on this 22nd day of August, 2022 by **Amy Elizabeth McLaughlin**.



Teresa K Stout

Notary Public for Oregon
My commission expires: 02/14/2023

APN: 614473

Statutory Warranty Deed
- continued

File No.: 7161-3973867 (EV)

STATE OF Oregon)
County of ~~Klamath~~ Benton) ss.

This instrument was acknowledged before me on this 22nd day of August, 2022
by **Stephen Eric McLaughlin**.



Teresa K Stout

Notary Public for Oregon
My commission expires: 02/14/2023

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Callan Andrew McLaughlin**.

Notary Public for Oregon
My commission expires:

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 23 day of August, 2022.

Amy Elizabeth McLaughlin

Callan Andrew McLaughlin
Callan Andrew McLaughlin

Stephen Eric McLaughlin

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Amy Elizabeth McLaughlin**.

Notary Public for Oregon
My commission expires:

APN: 614473

Statutory Warranty Deed
- continued

File No.: 7161-3973867 (EV)

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Stephen Eric McLaughlin**.

Notary Public for Oregon
My commission expires:

STATE OF ~~Oregon~~ ²Florida)
County of ~~Klamath~~ ¹Sarasota)ss.
)

This instrument was acknowledged before me on this 23 day of August, 2022
by **Callan Andrew McLaughlin**.

²Notary Public for ~~Oregon~~ Florida
My commission expires: 12/18/2025

