



2022-012839
Klamath County, Oregon
10/31/2022 08:52:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jared Ogao and Heidi Ogao

220 Sunrise Ct

Klamath Falls, OR 97601

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

Jared Ogao and Heidi Ogao

220 Sunrise Ct

Klamath Falls, OR 97601

File No. 566051AM

STATUTORY WARRANTY DEED

Edward T. McClure and Carol J. McClure, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jared Ogao and Heidi Ogao, 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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$950,000.00.

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:

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 20th day of October 2022

Edward T. McClure
Edward T. McClure

Carol J. McClure
Carol J. McClure

State of Nevada) ss
County of Washoe)

On this 20th day of October, 2022, before me, Renee Ann Stewart, a Notary Public in and for said state, personally appeared Edward T. McClure and Carol J. McClure, 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.

Renee Anne Stewart
Notary Public for the State of Nevada
Residing at: Washoe County
Commission Expires: Feb. 14, 2024

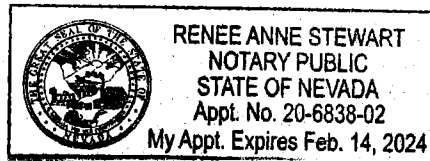


EXHIBIT "A"

566051AM

A parcel of land situated in the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point which marks the Northeasterly corner of Lot 1, Block 5 of "Tract 1145-Nob Hill Replat; thence, running North 64°19'00" East 180.00 feet; thence, South 61°54'39" East 118.32 feet; thence, North 25°59'00" East 97.83 feet to the true point of beginning; thence, North 25°59'00" East 23.68 feet; thence, along an arc of a curve to the left which has a central angle of 24°32'47" and a radius of 130 feet 55.69 feet; thence, South 28°14'07" East 10.73 feet; thence, South 87°06'13" West 70.18 feet to the true point of beginning.

TOGETHER WITH a parcel of land in the Northeast one-quarter of the Southeast one-quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said parcel being a portion of Block 15 and Elliot Avenue of the Vacated Nob Hill subdivision and being more particularly described as follows:

Commencing at the most Northerly corner of Lot 1, Block 5 of Tract-1145 Nob Hill Replat; running thence North 64°19'00" East 60.00 feet to the Northerly right-of-way line of Wade Circle; thence along said right-of-way line South 25°41'00" East 32.12 feet; thence 180.64 feet along a 270.00 foot radius curve left, the long chord of which bears South 44°51'00" East 177.29 feet; thence North 25°59'00" East 167.91 feet to the True Point of Beginning; said point being North 85°13'03" East 267.52 feet from the Northeast corner of Lot 1, Block 5, Tract 1145, Nob Hill Replat; thence North 25°59'00" East 97.83 feet; thence North 87°06'13" East 70.18 feet; thence South 28°14'07" East 192.02 feet to the Northerly right-of-way line of Wade Circle; thence along said right-of-way, South 42°46'01" West 100.00 feet; thence, leaving said right-of-way, North 28°13'59" West 125.00 feet; thence North 61°54'39" West 87.00 feet to the True Point of Beginning.

TOGETHER WITH a tract of land in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being a portion of vacated Block 15 and vacated Streets in Nob Hill Addition to Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 5 of Tract 1145-Nob Hill Replat, a duly recorded subdivision; thence North 64°19'00" East 60.00 feet to the Northerly right of way line of Wade Circle; thence along said Northerly right of way line, South 25°41'00" East 32.12 feet, along the arc of a curve to the left (radius = 270.00 feet, central angle = 38°20'00") 180.64 feet to a 5/8-inch iron pin marking the True Point of Beginning of this description; thence North 25°59'00" East 167.91 feet to a 5/8-inch iron pin designate as point B; thence South 61°54'39" East 87.00 feet to a 5/8 inch iron pin designated as point C; thence South 28°13'59" East 125.00 feet to a 5/8-inch iron pin designated as point D on the Northwesternly right of way line of Wade Circle; thence, along said right of way line, South 42°46'01" West 60.00 feet, along the arc of a curve to the right (radius = 20.00 feet, central angle = 64°41'59") 22.58 feet, North 72°32'00" West 116.13 feet, along the arc of a curve to the right (radius = 270.00 feet, central angle = 08°31'00") 40.13 feet to the True Point of Beginning, with bearings based on said Tract 1145-Nob Hill Replat.