

2022-013212

Klamath County, Oregon

11/10/2022 09:08:02 AM

Fee: \$92.00

Return To:



After Recording Return to:

**Kathryn McGuire
50294 Moss Road
La Pine, OR 97739**

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

File No. DE18570 / 569993AM

STATUTORY WARRANTY DEED

Myrtis Stanger and Kenneth Credille, Not as tenants in common, but with the right of survivorship,

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

Kathryn McGuire,

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 **\$17,300.00.**

**THIS DOCUMENT FILED FOR RECORD BY
DESCHUTES COUNTY TITLE COMPANY AS
AN ACCOMMODATION ONLY, IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE**

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.

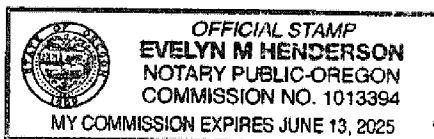
Dated: November 08, 2022

By: Myrtis Stfanger, by Alethea Story, her Attorney in Fact
Myrtis Stfanger, by Alethea Story, her Attorney in Fact

By: Kenneth Credille, Jr.
Kenneth Credille

STATE OF OREGON, County of Deschutes) ss.

On November 08, 2022, personally appeared the above named **Myrtis Stfanger**, by **Alethea Story**, her Attorney in Fact and **Kenneth Credille**, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Evelyn M. Henderson

Notary Public for Oregon

My commission expires: 6/13/2025

EXHIBIT "A"

Situated in the County of **Klamath**, State of **Oregon**.

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 $89^{\circ}58'40''$ West 178.82 feet along the Northerly line of said Section; thence South $30^{\circ}48'$ West 1248.93 feet along the Northwesterly right of way of the Dalles-California Highway to the true point of beginning; thence North $59^{\circ}12'$ West 246.05 feet to a point on the Southeasterly line of River Pine Estates; thence South $34^{\circ}15'15''$ West 100.18 feet along said line; thence South $59^{\circ}12'$ East 252.05 feet to a point on the Northwesterly right of way of the Dalles-California Highway; thence North $30^{\circ}48'$ 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 $34^{\circ}15'15''$ East 352 feet; thence South $59^{\circ}12'$ East 252 feet; thence South $30^{\circ}48'$ West 189.46; thence North $89^{\circ}57'33''$ West to the point of beginning.

End of Exhibit "A"