



2022-013625  
Klamath County, Oregon  
11/22/2022 01:39:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Megan McAllister

5744 Leland Drive

Klamath Falls, OR 97603

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

Megan McAllister

5744 Leland Drive

Klamath Falls, OR 97603

File No. 568977AM

### STATUTORY WARRANTY DEED

**Daniel E. Hoffman,**

Grantor(s), hereby convey and warrant to

**Megan McAllister,**

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 portion of Lot 1, Block 2, Subdivision of Tract 2B, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

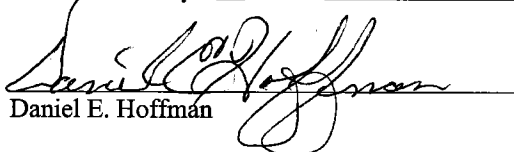
**Beginning at a point on the Southwesterly right-of-way line of Leland Drive, which point is North 52° 38' West, 92.5 feet from the Northeast corner of said Lot 1; thence continuing North 52° 38' West, 104.1 feet to the Northwest corner of said Lot 1; thence South 2° 38' West along the West line of said Lot 1, 227.6 feet to the Southwest corner of said Lot 1; thence South 83° 07' East along the South line of said Lot 1, 81.8 feet; thence Northerly 174 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$267,000.00.

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:

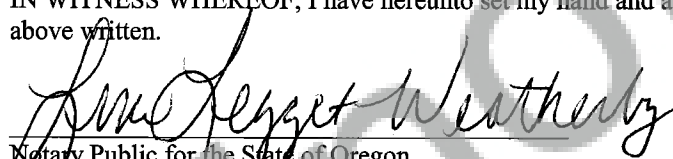
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 22 day of November, 2022.

  
Daniel E. Hoffman

State of Oregon } ss  
County of Klamath }

On this 22 day of November, 2022, before me, Lisa Legget Weatherby a  
Notary Public in and for said state, personally appeared Daniel E. Hoffman, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 10/1/2023

