



2023-001341

Klamath County, Oregon

02/27/2023 12:21:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard James McNeilly and Traci Lynn Fenton

3503 Summers Lane

Klamath Falls, OR 97603

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

Richard James McNeilly and Traci Lynn Fenton

3503 Summers Lane

Klamath Falls, OR 97603

File No. 576822AM

STATUTORY WARRANTY DEED

Randy G. McNeilly ,

Grantor(s), hereby convey and warrant to

Richard James McNeilly and Traci Lynn Fenton, as Tenants in Common,

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 piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Westerly boundary of said Section 11, from which the section corner common to Section corner common to Sections 2,3, 10, 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein bears North 0 degrees 13 1/2' West 1,662.5 feet distant and running thence South 0 degrees 13 1/2' East along the said Westerly boundary of Section 11, 107.5 feet; thence North 89 degrees 42' East 240 feet more or less to a point in the center line of the U.S. Klamath Project No. 1 C9A Drain; thence Northerly along the center line of said drain to its intersection with the center line of a 60 foot roadway; thence South 89 degrees 44 1/2' West along the center line of the said roadway 214.3 feet more or less to the point of beginning.

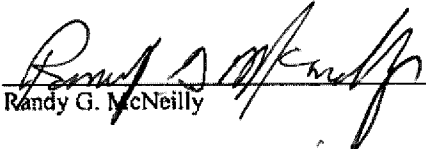
EXCEPTING THEREFROM those portions lying within the right of way of Denver Avenue and Summers Lane.

The true and actual consideration for this conveyance is .

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 3rd day of Feb 2023



Randy G. McNeilly

State of Oregon } ss

County of Josephine

On this 3rd day of February, 2023, before me, Patricia Mae Helm Notary Public in and for said state, personally appeared Randy G. McNeilly, 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: Grant Pass, OR
Commission Expires: 5-4-24

