



THIS SPACE RESERVED FOR

2023-002558
Klamath County, Oregon
04/10/2023 09:02:02 AM
Fee: \$87.00

After recording return to:

David R. McLin and Debbie A. McLin, Trustees

21330 Hwy. 140 E.

Dairy, OR 97625

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

David R. McLin and Debbie A. McLin, Trustees

21330 Hwy. 140 E.

Dairy, OR 97625

File No. 583772AM

STATUTORY WARRANTY DEED

James R. Ralph, individually and James R. Ralph, Affiant for the Estate of Daniel French Ralph, deceased,
Grantor(s), hereby convey and warrant to

David R. McLin and Debbie A. McLin, Trustees, or their Successors in Trust under the McLin Family Trust dated June 30, 2008,

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:

All of that portion of the SE1/4 of the NE1/4, lying between the Klamath Falls Dairy Highway and the right-of-way of the Oregon, California and Eastern Railway lying West of the Oden County Road and extending to the West line of the said SE1/4 of the NE1/4, Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$175,000.00.

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 4th day of April, 2023.


James R. Ralph


The Estate of Daniel F. Ralph, deceased

By: 
James R. Ralph, Affiant

State of OR } ss
County of Klamath }

On this 4th day of April, 2023, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared James R. Ralph, as Affiant for the Estate of Daniel French Ralph and James R. Ralph, individually, 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 OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

