



2023-006479
Klamath County, Oregon
08/01/2023 10:11:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Larry E. Dugger and Christene S. Dugger, Trustees of
the Larry Earl Dugger and Christene S. Dugger Family
Trust uid May 7, 2020

33705 Golden Meadow Road

Chiloquin, OR 97624

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

Larry E. Dugger and Christene S. Dugger, Trustees of
the Larry Earl Dugger and Christene S. Dugger Family
Trust uid May 7, 2020

33705 Golden Meadow Road

Chiloquin, OR 97624

File No. 598059AM

STATUTORY WARRANTY DEED

Matthew Ryan Magee and Jordan Elizabeth Hoese, not as Tenants in Common, but with the Right of Survivorship,

Grantor(s), hereby convey and warrant to

Larry E. Dugger and Christene S. Dugger, Trustees of the Larry Earl Dugger and Christene S. Dugger Family Trust uid May 7, 2020,

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:

Lots 13 and 14 in Block 31 of SECOND ADDITION TO THE CITY OF KLAMATH FALLS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the Northerly 20 feet of that portion of vacated Carlyle Street lying between Lancaster Avenue and the alley between Lancaster Avenue and Lexington Avenue.

The true and actual consideration for this conveyance is \$324,999.00.

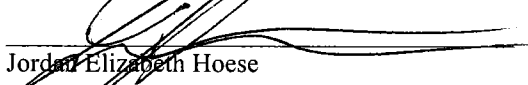
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 28 day of July, 2023.


Matthew Ryan Magee


Jordan Elizabeth Hoese

State of Oregon } ss
County of Klamath }

On this 28 day of July, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Matthew Ryan Magee and Jordan Elizabeth Hoese, 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

Commission Expires: 3/7/26

