

2023-007104

Klamath County, Oregon



00318818202300071040030038

08/21/2023 08:29:46 AM

Fee: \$92.00

After recording, return to:
Wayne O. Turner and
Janet M. Turner
4370 Lake Earl Drive
Crescent City, CA 95531

Until a change is requested,
all tax statements should be sent to:
Wayne O. Turner and
Janet M. Turner
4370 Lake Earl Drive
Crescent City, CA 95531

WARRANTY DEED

Under ORS 93.850

The grantor,
Tim McDermott
PO Box 151
Chiloquin, OR 97624

for the true and actual consideration of 17,000.00
Seventeen Thousand Dollars

CONVEYS AND WARRANTS to the grantee,
Wayne O. Turner and Janet M. Turner, as Tenants by the Entirety
4370 Lake Earl Drive
Crescent City, CA 95531

the following described real property, free of encumbrances, except as specifically
set forth herein:
Lots 14 and 17, Block 5, OREGON SHORES TRACT 1053, according to the
official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Parcel ID: R227855 and R 227935
And commonly known as: APN 3507-006CA-01700 and 3507-006CA-00800

Source of Title:

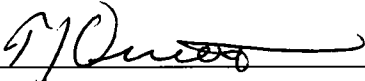
Being the Same properties conveyed by Quit Claim Deed from Jim and/or Dorothea Fagundes to Tim McDermott recorded on October 5,2021 and Warranty Deed from Ray and Alexis Wiser to Tim McDermott recorded on June 6,2019 in the records of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 20 day of August, 2023, in the presence of:


Signature
Tim McDermott
Print Name
Individual
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

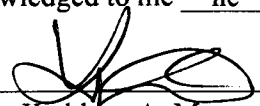
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon
COUNTY OF Klamath

On this 20 day of August, 2023, before me, Notary Public in and for said state, personally appeared Tim McDermott

_____,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature: 
Print Name: Kathleen A. Maynard
Title: Notary Public
My Commission Expires: March 31, 2026

