

2023-008089

Klamath County, Oregon

09/15/2023 12:05:01 PM

Fee: \$87.00

**GRANTOR'S NAME:**

Douglas James McBride and Kelli Diane McBride

**GRANTEE'S NAME:**

Joseph A. Franco

**AFTER RECORDING RETURN TO:**

Order No.: 60222304237-SW

Joseph A. Franco

5144 Barry Ave  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**

Joseph A. Franco

5144 Barry Ave  
Klamath Falls, OR 97603

5144 Barry Avenue, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Douglas James McBride and Kelli Diane McBride,\* Grantor, conveys and warrants to Joseph A. Franco, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

\*as tenants by the entirety

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-13-23

Douglas James McBride  
Douglas James McBride

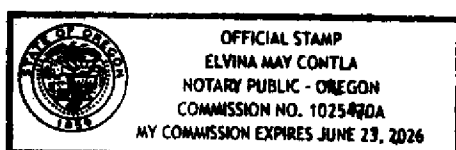
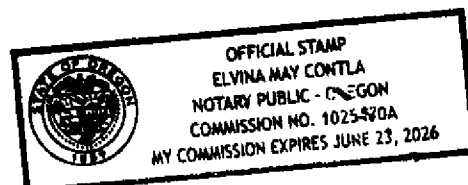
Kelli Diane McBride  
Kelli Diane McBride

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 9/13/2023 by Douglas James McBride and Kelli Diane McBride.

Elvina May Contla  
Notary Public - State of Oregon

My Commission Expires: 6/23/2026



FNT 60222304237 / 605569 AM

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 24, LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.