

2023-008225

Klamath County, Oregon

09/20/2023 12:55:01 PM

Fee: \$92.00



After recording return to:
Josh Murphy and Rhiannon Murphy
7101 Spring Hill Rd
Sebring , FL 33876

Until a change is requested all tax
statements shall be sent to the
following address:
Josh Murphy and Rhiannon Murphy
7101 Spring Hill Rd
Sebring , FL 33876

File No.: 7161-4017557 (SA)

Date: September 11, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Daniel Bruce Shaver and Pamela Jane Shaver, as tenants by the entirety, Grantor, conveys and warrants to **Josh Murphy and Rhiannon Murphy as tenants by the entirety** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$27,000.00**. (Here comply with requirements of 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.

Dated this 15 day of SEPTEMBER, 20 23

Daniel B. Shaver
Daniel Bruce Shaver

Pamela Jane Shaver
Pamela Jane Shaver

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 15 day of September, 20 23
by **Daniel Bruce Shaver and Pamela Jane Shaver.**



[Signature]
Notary Public for Oregon
My commission expires: 8/31/2024

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

That portion of Section 25, Township 36 South, Range 6 East, Willamette Meridian, situate in the County of Klamath, State of Oregon, and being more particularly described as follows:

The East one-half of the Northeast one-quarter of the Southeast one-quarter of said Section 25;

TOGETHER WITH: The East one-half of the West one-half of the Northeast one-quarter of the Southeast one- quarter of said Section 25;

EXCEPTING THEREFROM: That certain strip of land conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 Page 7 and recorded April 14, 1949 in Book 230 Page 262, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That certain strip of land conveyed to the State of Oregon on May 23, 1952 by deed recorded in Book 254 Page 645, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That portion lying Northeasterly of the strip of land conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 Page 7 and recorded April 14, 1949 in Book 230 Page 262, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That parcel of land conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 Page 7 and recorded April 14, 1949 in Book 230 Page 262, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM: That portion of land lying within the Lake of Woods Highway State 140.

NOTE: This legal description was created prior to January 1, 2008.