

2023-010797

Klamath County, Oregon



00323198202300107970020027

12/18/2023 11:33:37 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

David L. Jacobson
Gleaves Swearingen LLP
975 Oak Street, Suite 800
Eugene, OR 97401

OREGON STATUTORY WARRANTY DEED

Mohawk Valley Investments LLC, an Oregon limited liability company ("Grantor"), conveys and warrants to Sean T. McGann an undivided one half (1/2) interest, and Claudia L. Fernandez-McGann an undivided one half (1/2) interest, as Tenants in Common, ("Grantee") in the real property described below:

Lot 51 in Block 32 of TRACT 1184, FIRST ADDITION TO OREGON SHORES, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting: easements, reservations and restrictions of record.

The true consideration for this conveyance is other property or value.

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

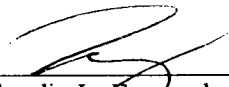
Sean McGann
PO Box 10691
Eugene, Oregon 97440

Tax Account Number: R237960

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.

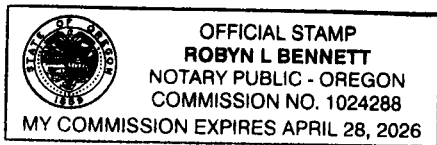
Dated: December 15, 2023

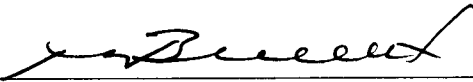

Sean T. McGann, Manager of Mohawk
Valley Investments LLC


Claudia L. Fernandez-McGann, Manager of
Mohawk Valley Investments LLC

STATE OF OREGON)
) ss.
County of Lane)

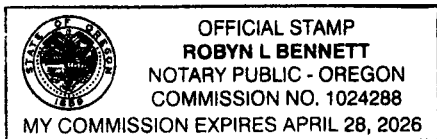
On this 15th day of December 2023, personally appeared before me Sean T. McGann who stated that he is the Manager of Mohawk Valley Investments LLC, an Oregon limited liability company, and that the instrument was signed on behalf of the said limited liability company by authority of its members and acknowledged said instrument to be its voluntary act and deed.

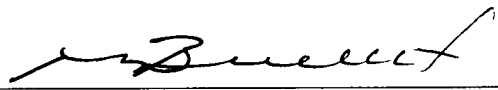



Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Lane)

On this 15th day of December 2023, personally appeared before me Claudia L. Fernandez-McGann who stated that she is the Manager of Mohawk Valley Investments LLC, an Oregon limited liability company, and that the instrument was signed on behalf of the said limited liability company by authority of its members and acknowledged said instrument to be its voluntary act and deed.




Notary Public for Oregon