

**2024-001139**

**Klamath County, Oregon**

02/13/2024 10:54:01 AM

Fee: \$87.00



After recording return to:  
Dean McKenzie and Jodi McKenzie  
533 Torrey Street  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Dean McKenzie and Jodi McKenzie  
533 Torrey Street  
Klamath Falls, OR 97601

File No.: 7161-4132510 (SA)

Date: February 05, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Michelle Poore and Merrie Schrott, as tenants in common, as to Parcel I and Faron Poore and Michelle Poore, as tenants by the entirety, as to Parcel II**, Grantor, conveys and warrants to **Dean McKenzie and Jodi McKenzie, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**PARCEL I:**

**The South 1/2 of Lot 10, Block 6, KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**PARCEL II:**

**The North one-half of Lot 10 in Block 6 of KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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.

The true consideration for this conveyance is **\$110,000.00**. (Here comply with requirements of ORS 93.030)

APN: **436754**

Statutory Warranty Deed  
- continued

File No.: **7161-4132510 (SA)**

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 8th day of February, 2024.

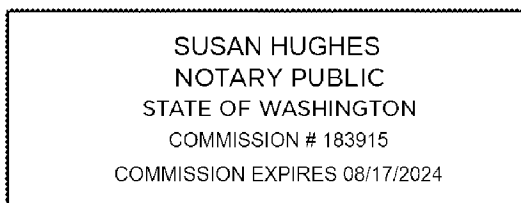
Michelle Poore  
Michelle Poore

Faron Poore  
Faron Poore

Merrie Schrott  
Merrie Schrott

STATE OF Washington )  
County of Pierce ) ss.

This instrument was acknowledged before me on this 8th day of February, 2024  
by **Michelle Poore and Faron Poore and Merrie Schrott.**



Susan Hughes  
Notary Public for Washington  
My commission expires: 08/17/2024