

2024-002343

Klamath County, Oregon



00326583202400023430040049

03/28/2024 10:08:09 AM

Fee: \$97.00

After recording, return to:
Wayne O. Turner and
Janet M. Turner,
4370 Lake Earl Dr.
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 Dr.
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 \$16,000.00

Sixteen Thousand Dollars

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

the following described real property, free of encumbrances, except as specifically
set forth herein:
SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

Parcel ID: R227846 and R227944

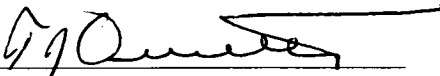
And commonly known as: APN 3507-006CA-01600 and 3507-006CA-00900

Source of Title:
N/A

This conveyance is made subject to:
N/A

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 18 day of March, 2024, in the presence of:



Signature

Tim McDermott

Print Name

Individually

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 18 day of March, 2024, 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 his freely executed the same.

Signature:

Print Name: Kathleen A. Maynard

Title: Notary Public

My Commission Expires: March 31, 2026

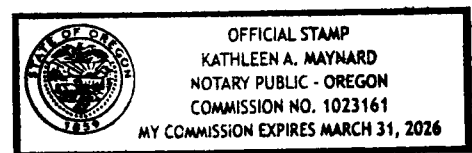


Exhibit A

Parcel 1

Lot 13, Block 5, Tract 1053, Oregon Shores, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3507-006CA-01600

Parcel 2

Lot 18, Block 5, Tract 1053, Oregon Shores, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3507-006CA-00900