

After recording return to:
Vern Scott Phillips
5917 Independence Ave.
Klamath Falls, OR 97603

2024-003898

Klamath County, Oregon



00328489202400038980020028

05/17/2024 10:06:39 AM

Fee: \$87.00

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

Vern Scott Phillips
5917 Independence Ave.
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

Cathleen A. Hoppe, as to an undivided 1/3 interest,

Grantor(s), hereby convey and warrant to

Vern Scott Phillips and Ronald W. Murphy,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

That part of the E1/2 E1/2 NW1/4 SE1/4 in Section 8, Township 35 South, Range 12 East of the
Willamette Meridian, Klamath County, Oregon, lying North of the Sycan River.

Tax Account No: 3512-00800-01300-000

Key No: 291482

The true and actual consideration for this conveyance is \$3,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

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 17 day of May, 2024.

Cathleen A. Hoppe
Cathleen A. Hoppe

State of Oregon } ss
County of Klamath }

On this 17th day of May, 2024, before me, Jillian Forney a Notary Public in and for said state, personally appeared Cathleen A. Hoppe, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jillian Forney
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1/30/2028

