

2024-004300

Klamath County, Oregon

05/30/2024 09:12:02 AM

Fee: \$87.00

Return To:



After Recording Return to:

Dane A. Demagalski and Misty D. Demagalski
83582 Rodgers Road
Creswell, OR 97426

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE21792 / 633755AM

STATUTORY WARRANTY DEED

Garth McBride and Patricia McBride, as tenants by the entirety,

herein called grantor, convey(s) and warrant(s) to

Dane A. Demagalski and Misty D. Demagalski, as tenants by the entirety,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

**Lots 5 and 6 in Block 3, Tract 1069, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon**

**(Account 166019, Map and Taxlot 2607-001D0-05200, Account 166028, Map and Taxlot
2607-001D0-05300)**

and covenant(s) that grantor is the owner of the above described property free of all
encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and
easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or
drainage; and except any real property taxes due but not yet payable; and will warrant and defend
the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$482,500.00**.

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, AND 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: 5-22-2024

By: Garth McBride
Garth McBride

By: Patricia McBride
Patricia McBride

STATE OF OREGON, County of Lane) ss.

On May 22, 2024, personally appeared the above named **Garth McBride and Patricia McBride** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Teresa Ann Warrick

Notary Public for Oregon

My commission expires: 12-29-2026

