



2024-004745

Klamath County, Oregon

06/12/2024 12:07:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brian Allen McFarland

91161 Sunderman Rd.

Springfield, OR 97478

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

Brian Allen McFarland

91161 Sunderman Rd.

Springfield, OR 97478

File No. 633301AM

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### STATUTORY WARRANTY DEED

**T. Monsoor, aka William T. Monsoor,**

Grantor(s), hereby convey and warrant to

**Brian Allen McFarland,**

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:


**See Attached Exhibit 'A'**

**The true and actual consideration for this conveyance is \$45,000.00.**

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.

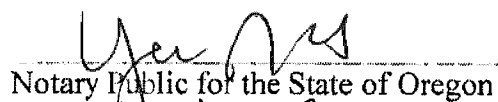
Dated this 24<sup>th</sup> day of May, 2024

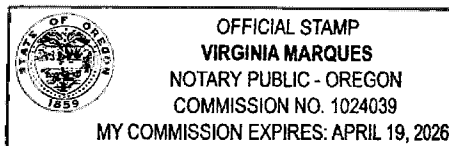
  
William T. Monsoor

State of Oregon } ss  
County of Lane }

On this 24<sup>th</sup> day of May, 2024, before me, Virginia Marques, a Notary Public in and for said state, personally appeared William T. Monsoor, 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.

  
Notary Public for the State of Oregon  
Residing at: Lane County  
Commission Expires: 4/19/26



**EXHIBIT 'A'**

**PARCEL 1**

A parcel of land in the NE1/4 SE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Also lies in East portion of West Klamath Subdivision that has been vacated. More particularly described as thus:

Beginning at the East quarter corner of Section 13 which is a 1" iron pipe thence North 90°38' West 251.76 feet to a 1/2" rebar and true point of beginning; thence South 16°25' East 167.48 feet to a 1/2" rebar; thence South 73°16' West 80.0 feet to a 1/2 rebar; thence North 16°25' West 191.84 feet to a 1/2" rebar; thence South 89°38' East 83.62 feet to point of beginning.

**PARCEL 2**

A parcel of land in the NE1/4 SE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Also lies in East portion of West Klamath Subdivision that has been vacated. More particularly described as thus:

Beginning at the East quarter corner of Section 13 which is a 1" iron pipe; thence North 89°38' West 335.38 feet to a 1/2" rebar and true point of beginning; thence South 16°25' East 191.84 feet to a 1/2" rebar; thence South 73°26' West 70.0 feet to a 1/2" rebar; thence North 16°25' West 213.15 feet to a 1/2" rebar; thence South 89°38' East 73.17 feet to point of beginning.