



2024-007629
Klamath County, Oregon
08/30/2024 01:42:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alex Vraney
3702 & 3704 Homedale Rd.
Klamath Falls, OR 97603

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

Alex Vraney
3702 & 3704 Homedale Rd.
Klamath Falls, OR 97603
File No. 645126AM

STATUTORY WARRANTY DEED

Melvin D. Magnusson,

Grantor(s), hereby convey and warrant to

Alex Vraney,

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 portion of Tract 48 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point at the Northeast corner of Tract 48, HOMEDALE; thence South 0° 20' West along the Westerly line of Homedale Road a distance of 171.79 feet; thence North 43° 30' West parallel to Harlan Drive a distance of 139 feet to the Southeasterly line of property described in Deed Volume 326 at page 281; thence North 46° 30' East along said Southeasterly line 119 feet to the Southerly line of Harlan Drive; thence South 43° 30' East along the Southerly line of Harlan Drive a distance of 15.4 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$256,000.00.

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:

Real property taxes due, if any, but not yet payable


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: August 28, 2024


Melvin D. Magnusson

State of Oregon } ss
County of Klamath }

On this 29 day of August, 2024, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Melvin D. Magnusson, 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: Klamath County
Commission Expires: 5/18/25

