

2024-007904

Klamath County, Oregon



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09/10/2024 12:59:53 PM

Fee: \$92.00

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Returned at Counter

AFTER RECORDING, RETURN TO:

[Bonnie J Cuneo and Christopher H OLeary, 3585 Parkview Ct. Chiloquin, Oregon 97624]

SEND TAX STATEMENTS TO

[Bonnie J Cuneo and Christopher H OLeary, 3585 Parkview Ct. Chiloquin, Oregon 97624]

STATUTORY WARRANTY DEED

(ORS 93.850)

[Eileen C Barry], with an address of [3205 Panorama Dr. Redding, 96003] ("Grantor"), conveys and warrants to [Bonnie J Cuneo and Christopher H OLeary], whose address is [3585 Parkview Ct. Chiloquin, Oregon 97624], ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in [Klamath] County, Oregon, described more particularly in Exhibit A, attached hereto.

SUBJECT TO: the encumbrances described in Exhibit B, attached hereto.

The true consideration for this conveyance is \$ __18,000_____.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

DATED this 9 day of September, 2024.

Grantor

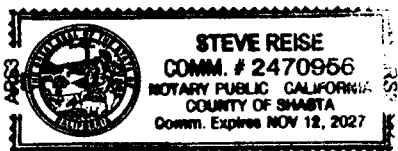
By: Eileen C Barry

Eileen C Barry

STATE OF CALIFORNIA

COUNTY OF Shasta } ss.

The foregoing instrument was acknowledged before me on this 9th day of September, 2024, by [Eileen C Barry], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



SR
Printed Name: Steve Reise
Notary Public in and for the State of California

EXHIBIT A

Legal Description

Lots 6 & 7, Block 2, Tract 1053, Oregon Shores.

According to the official plat thereof on file in the office of the county clerk of Klamath County Oregon.

Lot 6, tax lot ID: 3507-006BD-01800. Property ID: 227301

Lot 7, tax lot ID: 3507-006BD-01900. Property ID: 227294

EXHIBIT B

Encumbrances

No Encumbrances