

2024-008030

Klamath County, Oregon

09/13/2024 02:06:02 PM

Fee: \$92.00



After recording return to:
Christina F. Osborn
2556 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Christina F. Osborn
2556 Homedale Road
Klamath Falls, OR 97603

File No.: 7161-4189737 (SA)

Date: July 31, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Alexander Olivares, who acquired title as Alexander Salazar-Olivares and Shawntae J. Parnell, as tenants by the entirety, Grantor, conveys and warrants to Keith W. McLauthlin and Gayla McLauthlin as tenants by the entirety, and Christina F. Osborn all not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Tract 27 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$343,000.00**. (Here comply with requirements of ORS 93.030)

APN: **522205**

Statutory Warranty Deed
- continued

File No.: **7161-4189737 (SA)**

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 11 day of September, 2024.

Alexander Olivares

Alexander Olivares

Shawntae J. Parnell

Shawntae J. Parnell

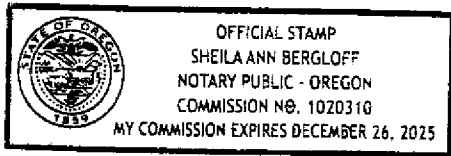
APN: 522205

Statutory Warranty Deed
- continued

File No.: 7161-4189737 (SA)

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 11th day of September 20 24
by **Alexander Olivares and Shawntae J. Parnell.**



Sheila Bergloff

Notary Public for Oregon

My commission expires: December 26, 2025