



2024-008550
Klamath County, Oregon
10/01/2024 09:38:03 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Scott McIntyre and Shannon McIntyre

32441 Modoc Point Rd.

Chiloquin, OR 97624

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

Scott McIntyre and Shannon McIntyre

32441 Modoc Point Rd.

Chiloquin, OR 97624

File No. 648438AM

STATUTORY WARRANTY DEED

Meghan Wright,

Grantor(s), hereby convey and warrant to

Scott McIntyre and Shannon McIntyre, as Tenants by the Entirety,

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:

Beginning at a point 42 feet East of the Northwest corner of the SE1/4 SE1/4 which is also the Northwest corner of Lot 24, of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence running East 209 feet; thence South 209 feet; thence West 110 feet to the Dalles-California Highway; thence North 25°20' West along the said highway a distance of 231 feet to the point of beginning.

The true and actual consideration for this conveyance is \$252,000.00.

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: September 25, 2024

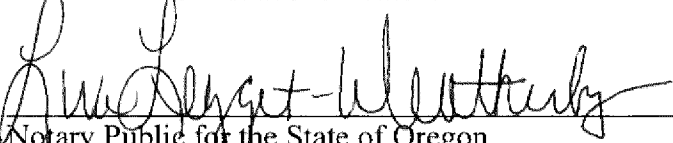


Meghan Wright

State of Oregon } ss
County of Klamath }

On this 26 day of September, 2024, before me, Lisa Legget^{She} Weatherby a Notary Public in and for said state, personally appeared Meghan Wright, known or identified to me to be the person(s) whose name(s) is 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 Falls OR
Commission Expires: 9/27/2027

