



After recording return to:  
Matthew McLaughlin and Hollan  
McLaughlin  
3754 Marcella Dr  
Eugene, OR 97408

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Matthew McLaughlin and Hollan  
McLaughlin  
3754 Marcella Dr  
Eugene, OR 97408

File No.: 7064-4199472 (SNB)  
Date: September 03, 2024

THIS SPACE RESERVED FOR

**2024-008652**

**Klamath County, Oregon**

10/04/2024 10:26:04 AM

Fee: \$92.00

### **STATUTORY WARRANTY DEED**

**Allen M. Michelson and Karen S. Smeed, Trustees of The Michelson Revocable Trust dated August 28, 2013**, Grantor, conveys and warrants to **Matthew McLaughlin and Hollan McLaughlin as tenants by the entirety**, 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:

**Lot 22 in Block 3 of Tract 1069, 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 **\$200,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R165430**

Statutory Warranty Deed  
- continued

File No.: **7064-4199472 (SNB)**

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 27 day of September, 2024.

Allen M. Michelson and Karen S. Smeed,  
Trustees of The Michelson Revocable Trust  
dated August 28, 2013

  
Allen M. Michelson, Trustee

  
Karen S. Smeed, Trustee

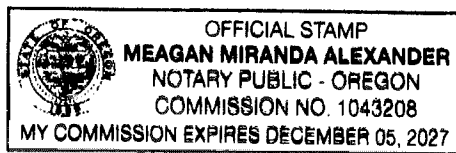
APN: **R165430**

Statutory Warranty Deed  
- continued

File No.: **7064-4199472 (SNB)**

STATE OF Oregon )  
County of Lane )ss.  
)

This instrument was acknowledged before me on this 27 day of September, 2024  
by Allen M. Michelson and Karen S. Smeed as Trustees of The ~~Melvin M.~~ Michelson Revocable  
Trust, on behalf of the Trust.



A handwritten signature in cursive script, appearing to read "Meagan Miranda Alexander", written over a horizontal line.

Notary Public for Oregon  
My commission expires: 12/5/2027