



2024-008972
Klamath County, Oregon
10/15/2024 01:28:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Brianne V. Bliss and Brian Berry
3830 Summers Ln.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Brianne V. Bliss and Brian Berry
3830 Summers Ln.
Klamath Falls, OR 97603
File No. 648261AM

STATUTORY WARRANTY DEED

David Lloyd McGrath and Jenna McGrath, as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to
Edward
Brianne V. Bliss and Brian Berry, with right of survivorship,
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:

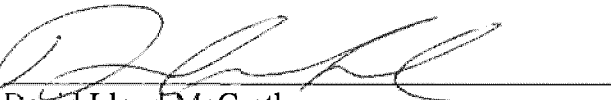
Beginning at an iron pin which lies on the Westerly right of way line of Summers Lane South 88°44’ West a distance of 30 feet and South 1°08’ East a distance of 69.5 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing South 1°08’ East along the Westerly right of way line of Summers Lane a distance of 75 feet to an iron pin which marks the Northeast corner of Landis Park; thence South 88°44’ West along the North line of Landis Park a distance of 366.2 feet to an iron pin which lies on the Easterly right of way line of U.S.B.S. F-7 Lateral; thence North 1°26’ West along the Easterly right of way line of F-7 Lateral a distance of 75 feet to an iron pin; thence North 88°44’ East a distance of 366.6 feet more or less to the point of beginning, being in the NE1/4 of the SE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

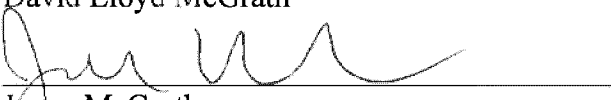
The true and actual consideration for this conveyance is \$341,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

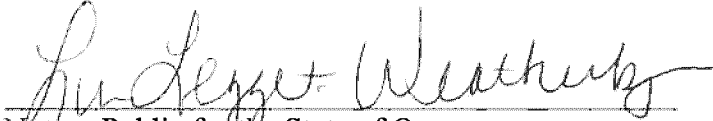
Dated: September 26, 2024


David Lloyd McGrath


Jenna McGrath

State of Oregon } ss
County of Klamath }

On this 27 day of September , 2024, before me, Lisa Leggett Weatherby a Notary Public in and for said state, personally appeared David Lloyd McGrath and Jenna McGrath, 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 Falls OR
Commission Expires: 9/27/2027

