



After recording return to:
Kevin William Lundrigan
41923 Royal Coachman Drive
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Kevin William Lundrigan
41923 Royal Coachman Drive
Chiloquin, OR 97624

File No.: 7161-4208493 (SA)
Date: October 01, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brian K. Douglas, Grantor, conveys and warrants to **Kevin William Lundrigan**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$240,000.00**. (Here comply with requirements of ORS 93.030)

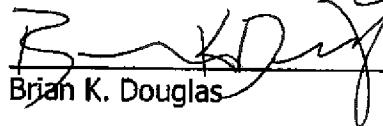
APN: 196834

Statutory Warranty Deed
- continued

File No.: 7161-4208493 (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 22 day of October, 2021.


Brian K. Douglas

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Brian K. Douglas**.

See Attached CA Compliant
Acknowledgement/Jurat

Notary Public for Oregon
My commission expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

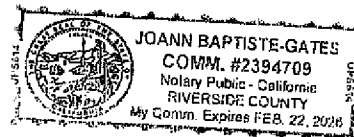
On Oct. 22, 2024 before me, JoAnn Baptiste-Gates, Notary Public
(insert name and title of the officer)

personally appeared Brian K. Douglas
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JoAnn Baptiste-Gates
Notary Public Signature



(Seal)

OPTIONAL INFORMATION

DOCUMENT

Stat. Warranty Deed

(name or type of document)

SIGNER CAPACITY

(capacity claimed by the signer)

4
(number of pages)

10-22-24
(document date)

NOTICE
THE NOTARY PUBLIC DOES NOT
CERTIFY THE AUTHORIZED
CAPACITY OF THE SIGNER

APN: 196834

Statutory Warranty Deed
- continued

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EXHIBIT A

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

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 31, T.34S, R7 E W.M., being more particularly described as follows: commencing at the SW corner of said NW 1/4 of Section 31; thence S 89° 34' 15" E along the South line of said NW 1/4, 1488.1 feet; thence leaving said South quarter section line N 02° 39' 15" W, 429.73 feet to the Southwest corner of that parcel described in Deed Volume M91 at Page 4591 Klamath County Deed Records and the Point of Beginning for this description; thence continuing N 02° 39' 15" W, 253.17 feet; thence N 14° 07' 15" W, 78.39 feet; thence S 89° 34' 15" E, 303.18 feet to the Westerly right-of-way line of Modoc Point Rd (formerly known as State Hwy no 422); thence S 04° 42' 00" E along said right-of-way line, 330 feet to the Northeast corner of said described parcel; thence leaving said right-of-way line N 89° 34' 15" W along the Southerly line of said described parcel, 300.00 feet to the Point of Beginning.

Note: this legal description was created prior to January 01, 2008.