

Returned at Counter
Neal G. Buchanan

GRANTOR NAME AND ADDRESS:

FRANCES R. HAGER

745 Hanks Street

Klamath Falls, Oregon 97601

GRANTEES NAMES AND ADDRESS:

OAKLEY H. DAY

3117 Pepperwood Drive

Medford, Oregon 97504

AFTER RECORDING RETURN TO:

OAKLEY H. DAY

3117 Pepperwood Drive

Medford, Oregon 97504

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

OAKLEY H. DAY

C/O Frances R. Hager

745 Hanks Street

Klamath Falls, Oregon 97601

2024-009861

Klamath County, Oregon



00335621202400098610020024

11/12/2024 03:23:11 PM

Fee: \$87.00

WARRANTY DEED - STATUTORY FORM

FRANCES R. HAGER, Grantor, conveys and warrants to **OAKLEY H. DAY, Grantee** that certain real property in the County of Klamath, State of Oregon, civilly described as 48232 Doe Street, Chiloquin, Oregon, and legally described as follows to-wit:

Lots 8, 9, 10, 11, 12 in Block 1; Lots 2 thru 11 in Block 2 and Lots 1 thru 10 in Block 4 of River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Rights of the Federal Government, the State of Oregon and the general public in and to that part of the property described herein lying below the high water line of Williamson River; Reservations and restrictions contained in the dedication of River Park; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

Account #85954

Map and Taxlot #3307-035DB-00200

Account #85963

Map and Taxlot #3307-035DC-01500

Account #834716

Map and Taxlot #3307-035DC-00800

Account #86007

Map and Taxlot #3307-035DC-00900

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 12th day of November, 2024.

Frances R. Hager
FRANCES R. HAGER

STATE OF OREGON, County of Klamath) ss:

Personally appeared **FRANCES R. HAGER**, before me on the 12th day of November, 2024 and acknowledged the foregoing instrument to be her voluntary act and deed.



Katie Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27