



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Raymond LeRoy Murphy III and Christie Marie
Murphy
3847 Birddog Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Raymond LeRoy Murphy III and Christie Marie
Murphy
3847 Birddog Dr.
Klamath Falls, OR 97603
File No. 655306AM

STATUTORY WARRANTY DEED

Jason M. Wilson,
Grantor(s), hereby convey and warrant to

Raymond LeRoy Murphy III and Christie Marie Murphy, 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:

Lot 59 of Tract 1473, Pheasant Run, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$520,000.00.
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: November 5, 2024

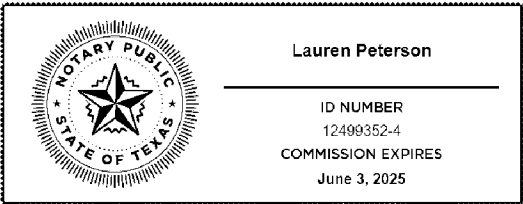
Jason M. Wilson

Jason M. Wilson

State of Texas } ss
County of Comal }

On this 12th day of November, 2024, before me, Lauren Peterson a Notary Public in and for said state, personally appeared Jason M. Wilson, 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.

Lauren Peterson
Notary Public for the State of Texas
Residing at: Comal
Commission Expires: 06/03/2025



Electronically signed and notarized online using the Proof platform.