



2024-010880
Klamath County, Oregon
12/17/2024 09:39:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey L. Day
4225 Onyx Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Jeffrey L. Day
4225 Onyx Ave.
Klamath Falls, OR 97603
File No. 650138AM

STATUTORY WARRANTY DEED

William E. McGinnis,

Grantor(s), hereby convey and warrant to

Jeffrey L. Day,

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 a point in the Westerly boundary of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwesterly corner of the Southwest ¼ of the Northwest ¼ of said Section 21 bears North 0 degrees 10' East 1,028.0 feet distant; and running thence North 88 degrees 50 1/2' East 485.0 feet; thence North 0 degrees 10' East 170.0 feet, more or less, to a point in the center line of Morningside Lane, a 40 foot roadway; thence South 88 degrees 50 ½' West along said center line 485.0 feet, more or less, to a point in the said Westerly boundary of Section 21; thence South 0 degrees 10' West along said boundary line 170.0 feet, more or less, to the point of beginning, and being situate in the South ½ of the Northwest ¼ of Section 21, Township 39 South, Range 9 East of Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion thereof lying within the boundaries of Midland Highway (County Road No. 420).

The true and actual consideration for this conveyance is \$65,833.00.

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:

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: December 5, 2024

William E. McGinnis
William E. McGinnis

State of Oregon } ss
County of Klamath }

On this 5th day of December, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared William E. McGinnis, 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.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

