



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard McDougal and Danielle McDougal

37385 Jasper-Lowell Rd

Jasper, OR 97438

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

Richard McDougal and Danielle McDougal

37385 Jasper-Lowell Rd

Jasper, OR 97438

File No. 664122AM

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### STATUTORY WARRANTY DEED

**Randee J. Hohenshelt and Sue E. Hohenshelt, as Tenants by the Entirety, as to Parcel 1;  
Randee James Hohenshelt and Sue Ellen Hohenshelt, as Tenants by the Entirety, as to Parcel 2,**

Grantor(s), hereby convey and warrant to

**Richard McDougal and Danielle McDougal, 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:

**Parcel 1:**

**Lot 4 in Block 1 of TRACT 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel 2:**

**Lot 5 in Block 1 of TRACT 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**146425 2407-007B0-02100**

**146416 2407-007B0-02000**

**The true and actual consideration for this conveyance is \$1,100,000.00.**

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: January 16, 2025

Randee J. Hohenshelt  
Randee J. Hohenshelt, parcel 1

Randee James Hohenshelt  
Randee James Hohenshelt, parcel 2

Sue E. Hohenshelt  
Sue E. Hohenshelt, parcel 1

Sue Ellen Hohenshelt  
Sue Ellen Hohenshelt, parcel 2

State of Oregon } ss  
County of Deschutes }

On this 16th day of January, 2025, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Randee J Hohenshelt and Sue E Hohenshelt and Randee James Hohenshelt and Sue Ellen Hohenshelt, 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.

Tiffany Hudson  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 4/5/25

