



2025-000709

Klamath County, Oregon

01/31/2025 11:07:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nicholas McCarthy and Misty McCarthy

7590 Dehlinger Ln.

Klamath Falls, OR 97603

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

Nicholas McCarthy and Misty McCarthy

7590 Dehlinger Ln.

Klamath Falls, OR 97603

File No. 662440AM

STATUTORY WARRANTY DEED

Charles Aaron Jowell and Karla Renee Jowell, as tenants in common,

Grantor(s), hereby convey and warrant to

Nicholas McCarthy and Misty McCarthy, 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:

Beginning at the Northwest corner of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 54' 30" East, 577.29 feet; thence South 0° 26' 30" West, 30.00 feet to the true point of beginning; thence South 0° 26' 30" West, 624.87 feet; thence South 89° 58' 56" East 447.35 feet; thence North 17° 08' 30" West, 653.65 feet to the South boundary of Dehlinger Lane; thence along said boundary, North 89° 54' 30" West, 249.88 feet to the true point of beginning.

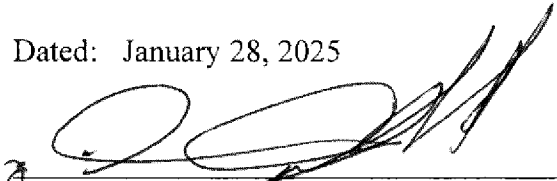
The true and actual consideration for this conveyance is \$537,000.00.

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

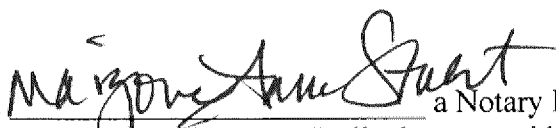
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28, 2025

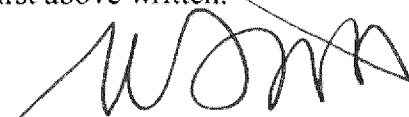

Charles Aaron Jowell


Karla Renee Jowell

State of Oregon } ss
County of Klamath }

On this 30th day of January, 2025, before me,  a Notary Public in and for said state, personally appeared Charles Aaron Jowell and Karla Renee Joelle, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 5/18/25

