Klamath County, Oregon

03/03/2025 11:02:01 AM Fee: \$92.00



After recording return to: Joy Augustin-Westberg 9330 St Andrews Cir Klamath Falls, OR 97603-9400

Until a change is requested all tax statements shall be sent to the following address: Joy Augustin-Westberg 9330 St Andrews Cir Klamath Falls, OR 97603-9400

File No.: 7161-4242982 (lb) Date: February 19, 2025



## STATUTORY WARRANTY DEED

**Donna McGarrity**, Grantor, conveys and warrants to **Joy Augustin-Westberg**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

### Subject to:

 Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$839,000.00**. (Here comply with requirements of ORS 93.030)

APN: **888732** 

## Statutory Warranty Deed - continued

File No.: 7161-4242982 (lb)

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 this 28 day of FEBRUARY, 20 25.

Donna McGarrity

STATE OF Oregon CALIFORNIA)

County of Klamath SARRAGENTYS

This instrument was acknowledged before me on this 28 day of FEBRUARY 20 25 by **Donna McGarrity**.

DARIN R. MORTENSEN COMM. # 2509687

COMM. # 2509687

NOTARY PUBLIC CALFORNIA COMM. SACRAMENTO COUNTY

COMM. Exp. FEB. 10, 2029

Notary Public for <del>Oregon CALI FORNIA \*\*</del>
My commission expires: 2-10-2029

APN: **888732** 

# Statutory Warranty Deed - continued

File No.: **7161-4242982 (lb)** 

### **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

#### PARCEL I:

Parcel 2 of LAND PARTITION 23-19, being a replat of Lot 15 of TRACT 1396-THIRD ADDITION TO NORTH RIDGE ESTATES in the NE1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and duly recorded on February 10, 2020 in instrument No. 2020-001618, Klamath County Records.

### PARCEL II:

Lot 14, TRACT 1396-THIRD ADDITION TO NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.