



2025-002435  
Klamath County, Oregon  
04/04/2025 11:27:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Eric T. McDaniel and Krystal B. McDaniel

6910 Hager Ln.

Klamath Falls, OR 97603

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

Eric T. McDaniel and Krystal B. McDaniel

6910 Hager Ln.

Klamath Falls, OR 97603

File No. 667247AM

---

### STATUTORY WARRANTY DEED

**Rachel L. Derry and Matthew A. Spencer,**

Grantor(s), hereby convey and warrant to

**Eric T. McDaniel and Krystal B. McDaniel, 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 of Land Partition 30-96, situated in the SW1/4 SE1/4, Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**EXCEPTING THEREFROM the North 40.09 feet thereof conveyed to Klamath County, a political subdivision of the State of Oregon for road purposes by Warranty Deed dated October 12, 2006, recorded November 27, 2006 in Volume 2006, Page 023525, Microfilm Records of Klamath County, Oregon. Said road was accepted as a public road right-of-way by instrument recorded November 24, 2006, in Volume 2006, Page 023517, Microfilm Records of Klamath County, Oregon.**

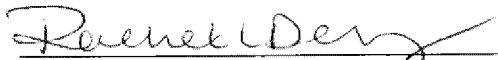
**The true and actual consideration for this conveyance is \$469,000.00.**

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: February 28, 2025

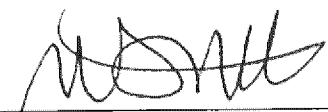
  
\_\_\_\_\_  
Rachel L. Derry

  
\_\_\_\_\_  
Matthew A. Spencer

State of Oregon } ss  
County of Klamath

On this 2nd day of April, 2025, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Rachel L. Derry and Matthew A. Spencer, 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: 5/18/2025

