



2025-003492  
Klamath County, Oregon  
05/09/2025 11:49:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gary Mulvey and Rhonda Mulvey

7122 Hager Ln.

Klamath Falls, OR 97603

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

Gary Mulvey and Rhonda Mulvey

7122 Hager Ln.

Klamath Falls, OR 97603

File No. 675050AM

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### STATUTORY WARRANTY DEED

**John F. LeFever and Deborah A. LeFever, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Gary Mulvey and Rhonda Mulvey, 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 3 of Land Partition 30-96, said Land Partition being situated in the SW1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**TOGETHER WITH an easement for access and public utilities over, across and under the North 40.9 feet of Parcels 1 and 2 of said Land Partition 30-96 as delineated on the face of said Land Partition.**

**EXCEPTING THEREFROM the North 40.09 feet of Parcel 3 of Land Partition 30-96, deeded to Klamath County by Statutory Warranty Deed recorded November 27, 2006 in Volume 2006-023527, Microfilm Records of Klamath of Klamath County, Oregon.**


**The true and actual consideration for this conveyance is \$560,000.00.**

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:

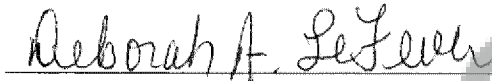
Real property taxes due, if any, but not yet payable

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: April 25, 2025



John F. LeFever



Deborah A. LeFever

State of Oregon } ss  
County of Klamath }

On this 5 day of May, 2025, before me, Melissa Cook a Notary Public in and for said state, personally appeared John F. LeFever and Deborah A. LeFever, 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 County

Commission Expires: 3/7/26

