



After recording return to:
John Vaughan
1840 Old Fort Road
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
John Vaughan
1840 Old Fort Road
Klamath Falls, OR 97601

File No.: 7161-4275321 (SA)
Date: May 28, 2025

THIS SPACE RESERVED FOR

2025-005396

Klamath County, Oregon

07/01/2025 10:52:01 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Ciara M. McAdams, Grantor, conveys and warrants to **John Vaughan**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Parcel 2 of LAND PARTITION 35-92 situated in the Northwest Quarter of Southeast Quarter of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, filed September 28, 1992, in the county clerk's office.

Subject to:

1. The **2025-2026** Taxes, a lien not yet payable.
2. 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 **\$509,000.00**. (Here comply with requirements of ORS 93.030)

APN: 875520

Statutory Warranty Deed
- continued

File No.: 7161-4275321 (SA)

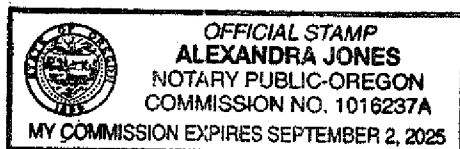
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 25 day of June, 2025.

Ciara M. McAdams
Ciara M. McAdams

STATE OF Oregon)
County of Deschutes)ss.

This instrument was acknowledged before me on this 25 day of June, 2025
by **Ciara M. McAdams**.



[Signature]
Notary Public for Oregon
My commission expires: 9/2/25