



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006086
Klamath County, Oregon
07/16/2025 08:40:01 AM
Fee: \$92.00

After recording return to:
Robert L. McLain and Shoni D. McLain
885 Chapman St
Gilchrist, OR 97737

Until a change is requested all tax statements shall be sent to the following address:
Robert L. McLain and Shoni D. McLain
885 Chapman St
Gilchrist, OR 97737
File No. 1011051

STATUTORY WARRANTY DEED

Larry G. Van Scoyk and Martha J. Van Scoyk, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Robert L. McLain and Shoni D. McLain 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 a point which is N 89°29' W 1184 feet from the East 1/16 corner of Section 25 - Township 23 South, Range 9 East of the Willamette Meridian, along the center-line of said Section 25; thence S 1°15' W 661.53 feet; thence N89°27' W 686.02 feet to the center of the Pacific Gas Transmission line right-of-way; thence N 35°20' E 805.25 feet along the center of said right-of-way; thence S 89°29' E 234.71 feet more or less to the point of beginning.

The above described parcel of land lying in a portion of the NW1/4 SE1/4 and a portion of the NE1/4 SW1/4 Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO KNOWN AS Lot 6 Block 2, CHAPMAN'S TRACTS

The true and actual consideration for this conveyance is \$425,000.00.


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: 7/5/25



Larry G. Van Scoyk



Martha J. Van Scoyk

State of Oregon } ss
County of Deschutes }

On this 15 day of July, 2025, before me, Angela La Vonne Bender, a Notary Public in and for said state, personally appeared Larry G. Van Scoyk and Martha J. Van Scoyk, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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: La Pine Oregon
Commission Expires: July 28, 2025

