

2025-006137  
Klamath County, Oregon  
07/17/2025 12:47:01 PM  
Fee: \$97.00



After recording return to:  
John McGovern  
1259 West Chocktoot Street  
Chiloquin, OR 97624

Until a change is requested all tax  
statements shall be sent to the  
following address:  
John McGovern  
1259 West Chocktoot Street  
Chiloquin, OR 97624

File No.: 7161-4272144 (SA)  
Date: May 19, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Michael Martin and Rhonda L. Martin, as tenants by the entirety**, Grantor, conveys and warrants to **John McGovern and Cassandra Holbrook not as tenants in common, but with rights of survivorship**, 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:**

1. 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 **\$270,000.00**. (Here comply with requirements of ORS 93.030)



APN: **R197806**

Statutory Warranty Deed  
- continued

File No.: **7161-4272144 (SA)**

**EXHIBIT A**

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

**The West 320 feet of the North 326 feet of the N1/2 of the NW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

**And also designated as Parcel 1 Final Map of Major Partition No. 80-38 located in the NW1/4 Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. (Survey No. 3421)**

Unofficial  
Copy