

2025-007077

Klamath County, Oregon

08/13/2025 10:42:01 AM

Fee: \$92.00



After recording return to:
Misty Holliday and Wesley Muyres
6563 Whisper Creek Lp NE
Salem , OR 97303

THIS SPACE RESERVED FOR RECORDER'S USE

Until a change is requested all tax
statements shall be sent to the
following address:
Misty Holliday and Wesley Muyres
6563 Whisper Creek Lp NE
Salem , OR 97303

File No.: 7081-4278773 (JK)

Date: June 09, 2025

STATUTORY WARRANTY DEED

Chanc Stephen Leal, Grantor, conveys and warrants to **Misty Holliday and Wesley Muyres as tenants by the entirety**, 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 54-07, located in the SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and recorded May 6, 2009 as Instrument No. 2009-006300 Klamath County Records.

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.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$129,000.00**. (Here comply with requirements of ORS 93.030)

APN: **895640**

Statutory Warranty Deed
- continued

File No.: **7081-4278773 (JK)**

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 6th day of August, 2025.

Chanc Stephen Leal
Chanc Stephen Leal

STATE OF Washington)
)ss.
County of Pierce)

This instrument was acknowledged before me on this 6th day of August, 2025
by **Chanc Stephen Leal**.

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/12/2028

Susan Hughes

Susan Hughes
Notary Public for Washington
My commission expires: 08/12/2028

Notarized remotely online using communication technology via Proof.