



THIS SPACE RESERVED FOR RECORDER'S USE

2025-008132

Klamath County, Oregon

09/12/2025 08:30:02 AM

Fee: \$92.00

After recording return to:

Melodie McElroy and Stephen McElroy

1804 Carlson Dr.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be

sent to the following address:

Melodie McElroy and Stephen McElroy

1804 Carlson Dr.

Klamath Falls, OR 97603

File No. 1012645

STATUTORY WARRANTY DEED

Christopher A. Cook, Grantor(s), hereby convey and warrant to

Melodie McElroy and Stephen McElroy 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:

All that portion of the SW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies South of the right of way of the O.C.&E. Railway Company, less any portion thereof contained in roadway, and Less portion described as follows:

Beginning at an iron pipe at the most Westerly corner of Tract 1 of Homedale; thence N 76 feet, more or less, to the Southerly line of the right of way of the O.C&E. Railway; thence Southeasterly along the Southerly right of way of said Railway, 192 feet, more or less, to the South boundary line of the SW1/4SE1/4, said Section 2; thence West along said South line a distance of 176 feet 6 inches, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$200,000.00.

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: 9-10-25

Christopher A. Cook
Christopher A. Cook

State of Oregon } ss
County of Klamath }

On this 10th day of September, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Christopher A. Cook, 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.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: May 19, 2029

